



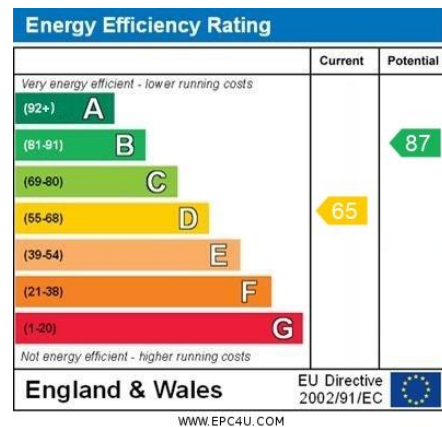
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure
Freehold

Council Tax Band
B

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Teasdale Road | Barrow-in-Furness | LA14 3SF

Asking Price £220,000

- Well Presented Semi Detached Property
- Popular Residential Area
- Hallway, Spacious Lounge
- Fitted Modern Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Off Road Parking
- Council Tax Band B





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi detached family home in the popular residential area on Walney close to local amenities, transport links and local beaches. The property comprises of entrance hallway giving access to a spacious lounge, modern fitted kitchen/diner, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with off road parking and to the rear there is an enclosed garden with paved seating area with raised plants, borders and shrubs. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking, access to rear garden, easy maintenance front garden and double glazed door to entrance hall

ENTRANCE HALL

Frosted side panel, stairs to first floor, radiator and double doors to lounge

LOUNGE

14' 2" x 11' 2" (4.32m x 3.41m)

Double glazed bay window, feature media wall with tv, feature log fire with glass display, laminate flooring, coved ceiling, radiator and double doors to kitchen/diner

KITCHEN/DINER

15' 7" x 10' 3" (4.75m x 3.13m)

Double glazed window, double glazed patio doors, fitted grey wall and base storage units with grey sparkle worktops to compliment, grey 1 and a half bowl sink unit with mixer taps, breakfast bar, integrated double oven with 4 ring hob with extractor over, integrated fridge/freezer, laminate flooring, spotlight ceiling and radiator

LANDING

Double glazed window, access to loft and doors to all rooms

BEDROOM 1

8' 7" x 14' 6" (2.62m x 4.42m)

Double glazed window and radiator

BEDROOM 2

11' 9" x 9' 1" (3.59m x 2.78m)

Double glazed window and radiator

BEDROOM 3

6' 10" x 9' 3" (2.09m x 2.83m)

Double glazed window, over stairs storage and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled walls and radiator

GARDEN

Rear enclosed garden with paved seating area, raised flower beds, artificial grass and water tap

VIEWINGS

Key accompanied

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £30.00 Inc VAT
 This is non refundable once the AML check has been carried out

