



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Tenure
Freehold

Council Tax Band
A

Contact Details

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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.



Hare Ghyll | Barrow-in-Furness | LA13 9EL

Asking Price £165,000

- End Terrace Property
- Popular Location Of Newbarns
- Entrance Hall, Lounge
- Dining Room, Kitchen
- 3 Bedrooms
- Shower Room, Cloaks/WC
- Easy Maintenance Front/Rear Gardens
- Central Heating, Double Glazing
- Viewing Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this end terrace property in the popular location of Newbarns close to local amenities, transport links and popular schools. Internally the property offers entrance hall, lounge, dining room and kitchen. To the first floor there are 3 bedrooms, shower room and separate cloaks/wc. The property benefits from central heating, double glazing, easy maintenance front and rear gardens with the rear garden having artificial grass and paved seating area. Viewings are recommended.

FRONTAGE

Access gate to front garden, easy maintenance front garden with shale area, access gate and double glazed door to entrance hall

ENTRANCE HALL

Double glazed window, stairs to first floor, radiator and door to lounge

LOUNGE

11' 7" x 15' 4" (3.54m x 4.68m)

Double glazed window, feature fire surround with coal effect fire, radiator and door to dining room

DINING ROOM

14' 4" x 8' 7" (4.38m x 2.64m)

Double glazed patio doors, radiator and door to kitchen

KITCHEN

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, plumbing for washer, integrated oven, 4 ring hob with extractor, tiled splash and under stairs storage

LANDING

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

BEDROOM 1

13' 0" x 14' 5" (3.98m x 4.40m)

Double glazed window, built in storage cupboard and radiator

BEDROOM 2

11' 3" x 11' 10" (3.43m x 3.62m)

Double glazed window and radiator

BEDROOM 3

8' 4" x 8' 5" (2.56m x 2.57m)

Double glazed windows and radiator

CLOAKS/WC

Double glazed frosted window and low level w.c.

BATHROOM

Double glazed frosted window, pedestal hand wash basin with taps, wall mounted shower with wet room style flooring, tiled walls and radiator

GARDEN

Rear enclosed easy maintenance garden with paved seating area with artificial grass, part lawned/fenced area, access gate and side paved area

VIEWINGS

By appointment

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 - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

