

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.

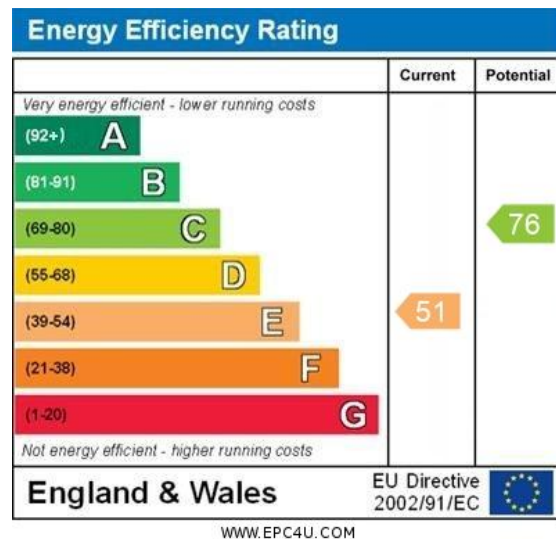
General

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.

ROSS

Estate Agencies



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.

Tenure
Freehold

Council Tax Band
C

Contact Details

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Summerhill Gardens | Barrow-in-Furness | LA14 4LD Asking Price £239,950

- Semi Detached Dormer Bungalow
- Popular Cul De Sac Location
- Hallway, Lounge
- Modern Fitted Grey Kitchen With Appliances
- Dining Room, Conservatory
- GF Master Bedroom, Bathroom
- 2 Further Bedrooms On First Floor
- Front/Rear Gardens
- Off Road Parking, Garage
- Council Tax Band C



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated in a cul de sac off Dalton Lane in Hawcoat, this well presented and tastefully decorated semi detached family dormer bungalow offers excellent living accommodation. Internally the bungalow offers hallway giving access to a spacious lounge, modern fitted grey kitchen with fitted appliances, dining room, ground floor double bedroom and bathroom. To the first floor it offers 2 bedrooms with pleasant views. The property benefits from central heating, double glazing, conservatory, off road parking for several cars, access to the garage, easy maintenance front garden with an extensive rear mature garden with paved seating areas and lawned area. Viewing is highly recommended to appreciate the size and standard on offer.

LOCATION

what3words - pipe.unique.zones

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for several cars, access to garage, easy maintenance front garden, paved with flower beds and double glazed door to entrance hall

ENTRANCE HALL

Laminate flooring, storage cupboard and doors to –

LOUNGE

14' 2" x 11' 1" (4.33m x 3.39m)

Double glazed windows, coved ceiling, feature wooden paneling and radiator

DINING ROOM

12' 9" x 10' 0" (3.91m x 3.07m)

Double glazed window, laminate flooring, spindle staircase to first floor, coved ceiling and open to –

KITCHEN

11' 2" x 9' 2" (3.41m x 2.80m)

Double glazed windows, fitted grey wall and base storage units with worktops to compliment, grey 1 and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge/freezer, dishwasher, tiled splash, laminate flooring and door to -

CONSERVATORY

17' 5" x 5' 9" (5.32m x 1.76m)

Double glazed windows, double glazed door, (plumbing for washer)

GROUND FLOOR BEDROOM

9' 11" x 11' 10" (3.03m x 3.62m)

Double glazed window, coved ceiling and radiator

BATHROOM

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

LANDING

Doors to bedrooms

BEDROOM 2

7' 7" x 12' 3" (2.33m x 3.75m)

Double glazed window, spotlight ceiling and radiator

BEDROOM 3

9' 1" x 8' 2" (2.77m x 2.51m)

Double glazed window, storage in eaves and spotlight ceiling

GARAGE

9' 6" x 19' 8" (2.92m x 6.01m)

Up and over door, double glazed door to side garden, window, worktops/storage and power/light

GARDEN

Extensive rear garden with paved seating area, lawned area with mature plants/shrubs, raised paved seating area with plants, borders and trees, water tap and access to garage

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

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

