

## BATHROOM

Double glazed frosted window, 4 piece suite with low level WC, feature hand wash basin with taps, vanity unit, radiator, panel enclosed bath, walk in shower cubicle with shower, tiled splash and spotlight ceiling.

## GARAGE

**18' 9" x 9' 10" (5.73m x 3.00m)** Up and over door, power and light, internal door to hallway, utility area with plumbing for washer, base units with stainless steel sink unit and mixer taps.

## GARDEN

Rear enclosed garden with paved seating area, lawned area with plants and shrubs and water tap

## 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 + VAT

**\*\*This is non refundable once the AML check has been carried out\*\***

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.

## 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

D

### Contact Details

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# ROSS

## Estate Agencies



**Kempas Avenue | Barrow-in-Furness | LA13 0UE**

**Asking Price £350,000**

- Semi Detached Family Home
- Sought After Location In Holbeck
- Well Presented And Tastefully Decorated
- Hallway, Fitted Kitchen/Diner
- Lounge, 4 Double Bedrooms
- Family Bathroom, Ensuite, Ground Floor Cloaks
- CH, DG, Conservatory With Tiled Roof
- Easy Maintenance Gardens
- Off Road Parking, Garage
- Council Tax Band D, Freehold



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Residential Sales Residential Lettings Commercial Sales & Lettings







## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi detached family home in the popular location of Holbeck, close to popular schools and transport links. The property is slightly different from other properties in the area as the current vendor has changed the layout, which is ideal for family living. The property comprises of entrance hallway giving access to ground floor cloaks, fitted kitchen/diner with breakfast bar and open to conservatory with tiled roof. To the first floor the property offers spacious lounge, master bedroom with Jack and Jill style ensuite, stairs leading to second floor which offers a further 3 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance gardens, off road parking for several cars giving access to a garage with a rear utility area. Viewing is highly recommended to appreciate the size and standard on offer.

### LOCATION

what3words - ropes.pretty.venue

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking for several cars and double glazed door to entrance hall.

### ENTRANCE HALL

Feature staircase to first floor, laminate flooring, radiator, coved ceiling, seating area, under stairs storage and doors to –

### GROUND FLOOR CLOAKS

Double glazed frosted window, low level WC, hand wash basin with mixer taps/vanity unit, storage cupboard for boiler, radiator and laminate flooring.

### KITCHEN/DINER

19' 3" x 11' 11" (5.89m x 3.64m)

Double glazed window, fitted wall and base storage units with worktops to compliment, inset white ceramic 1 and a half bowl sink unit with mixer taps, integrated dishwasher, Stoves free range arga style cooker with double oven, 6 ring hob (negotiable in sale price), microwave oven, glass display unit, tiled splash, breakfast bar, spotlight ceiling, laminate flooring, radiator and open to –

### CONSERVATORY

11' 9" x 12' 2" (3.60m x 3.73m)

Double glazed windows, double glazed patio doors, tiled roof, radiator, spotlight ceiling and laminate flooring

### LANDING

Metal staircase to 1st floor with storage cupboard, feature staircase to 2nd floor and doors to –

### LOUNGE

19' 5" x 11' 2" (5.94m x 3.42m)

Double glazed windows, feature wall mounted log effect fire, two tv points and coved ceiling.

### MASTER BEDROOM

11' 5" x 15' 7" (3.50m x 4.75m)

Double glazed window, double door wardrobes, radiator, spotlight ceiling and door to –

### ENSUITE (JACK & JILL)

Double glazed frosted window, low level WC, feature his/hers hand wash basin with mixer taps and vanity units, double ended panel enclosed bath with central mixer taps and shower head, walk in shower cubicle with shower over, tiled feature walls, towel rail and spotlight ceiling.

### SECOND LANDING

Double glazed frosted window, access to loft, doors to –

### BEDROOM 2

12' 5" x 14' 7" (3.79m x 4.45m)

Double glazed window, radiator and tv point.

### BEDROOM 3

9' 5" x 14' 7" (2.88m x 4.45m)

Double glazed velux window, radiator and tv point.

### BEDROOM 4

9' 10" x 9' 6" (3.02m x 2.90m)

Double glazed velux window, radiator and tv point.

