

## AGENT NOTE

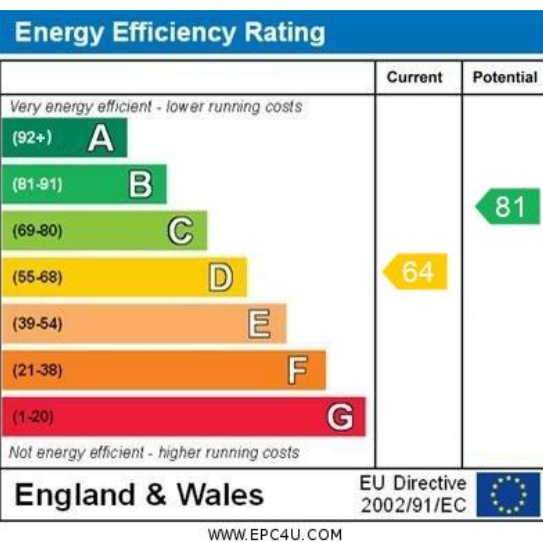
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional 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 \*\*

## 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.



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. To ensure their accuracy, they should not be relied upon and measurements.



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# ROSS

## Estate Agencies

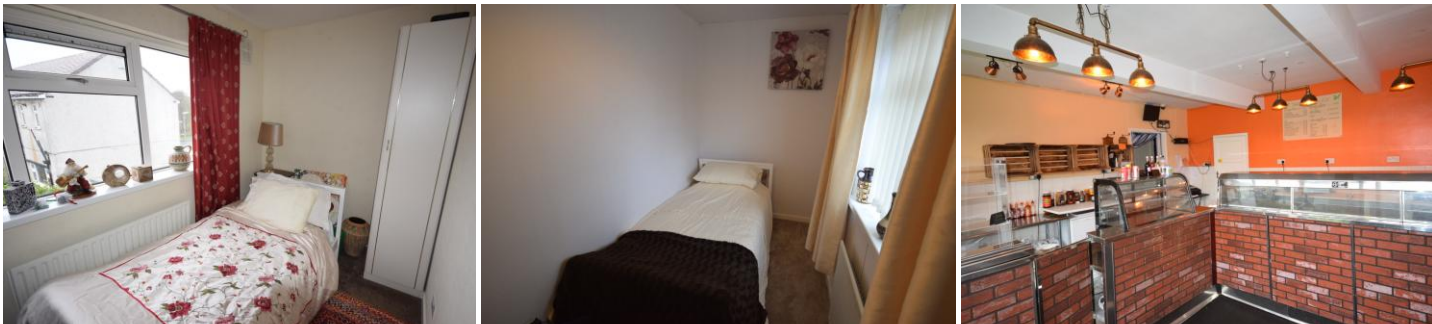


## Middle Field | Barrow-in-Furness | LA14 4AU

**Asking Price £209,950**

- Detached Family Home In Popular Location
- Added Extra Residential Planning To Convert Shop
- Hallway, Spacious Lounge
- Fitted Kitchen/Diner
- 2 Bedrooms With Study/Office
- Bathroom, Central Heating, Double Glazing
- Mature Gardens To Front/Rear
- Off Road Parking Areas
- Current Commercial Property Including
- Council Tax Band A





Property Description

We are delighted to introduce this unique 2 bedroom detached family home, now available on the market with planning permission to expand! Planning permission has been granted for this property with an extra two bedrooms and a lounge, utility room and a bathroom, making it perfect for a growing family or a lucrative HMO opportunity (subject to necessary approvals). Upon entering, you will find a welcoming hallway that leads to a spacious lounge and a fitted kitchen/diner. The home also feature 2 bedrooms, an additional versatile room off bedroom 2 and a family bathroom. The property has central heating, double glazing and a well maintained mature gardens in the front/rear. The property also has off road parking and a garage. Viewing is highly recommended.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/decreased.butter.humans>

FRONTAGE

Access gate to front garden with lawned area, plants/shrubs, side access and double glazed door.

ENTRANCE HALLWAY

Tiled flooring, radiator, under stairs storage, stairs to 1st floor and doors to-

LOUNGE

12' 3" x 13' 1" (3.75m x 4.01m)

Double glazed window, radiator, double glazed patio

doors to rear, feature fire surround with coal effect fire.

KITCHEN/DINER

13' 0" x 12' 2" (3.97m x 3.72m)

Double glazed windows, door to side, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer and storage cupboard.

REAR HALLWAY

Door to rear garden, door to workshop and door to shop.

OUTLET

18' 1" x 16' 9" (5.52m x 5.11m)

Double glazed windows, plans available for a residential 2 bedroom property and there is also separate gas and electric to the outlet.

PREP ROOM

7' 10" x 12' 0" (2.39m x 3.68m)

Double glazed frosted window, stainless steel sink unit with mixer taps, hand wash basin with taps, tiled splash and open to storage room.

STORAGE ROOM

6' 1" x 8' 6" (1.86m x 2.61m)

Door to rear.

LANDING

Double glazed window, access to loft and doors to-

BEDROOM 1

12' 3" x 13' 1" (3.75m x 3.99m)

Double glazed windows and radiator.

BEDROOM 2

6' 4" x 13' 1" (1.95m x 4.01m)

Double glazed window, radiator and door to office/study

OFFICE/STUDY

5' 8" x 11' 5" (1.73m x 3.49m)

Double glazed window, storage cupboard and radiator.

BATHROOM

Double glazed frosted windows, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash, spotlight ceiling and laminate flooring.

GARDEN

Rear enclosed mature garden with plants/shrubs, lawned area, side access gate and storage shed.

VIEWING

Key Accompanied

Draft Particulars subjects to clients approval

