



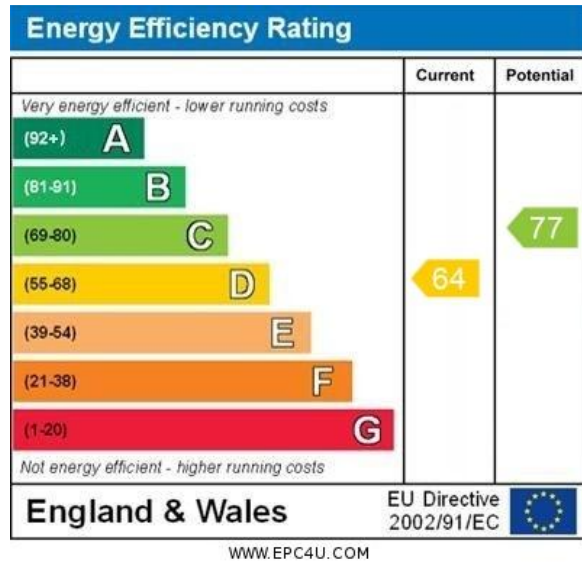
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.

## Kirkby Gardens | Barrow-in-Furness | LA14 3SQ

Asking Price £240,000

- Semi-Detached True Bungalow
- Cul De Sac Location On Walney
- Spacious Lounge
- Kitchen, Conservatory
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Extensive Gardens To Front/Side/Rear
- Off Road Parking, Garage
- Stunning Coastal Views From Rear
- Council Tax Band B





## Property Description

We are delighted to bring to the market this semi-detached true bungalow in a cul de sac location on Walney, close to transport links, coastal beaches and nature reserve. The property boasts excellent living accommodation comprising of spacious lounge, kitchen, rear hall giving access to 3 bedrooms and a shower room with a Jet Spa shower. The property benefits from central heating, double glazing, conservatory to the side, extensive easy maintenance front/side and rear gardens with off road parking and a garage. There is stunning views to the rear over Walney channel. Viewing is highly recommended to appreciate size on offer.

### LOCATION

<https://what3words.com/panic.nurse.mutual>

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Open easy maintenance front garden with extensive lawned area, plants/shrubs and off road parking giving access to garage

### CONSERVATORY

**10' 7" x 10' 0" (3.25m x 3.06m)**

Double glazed windows, double glazed door, wall mounted radiator, tiled flooring and a door to

### LOUNGE

**14' 6" x 10' 9" (4.44m x 3.28m)**

Double glazed window, feature fire surround with coal effect fire and a radiator

### REAR HALL AREA

Access to loft and doors to

### KITCHEN

**10' 3" x 8' 0" (3.14m x 2.46m)**

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset stainless steel sink unit with taps, integrated 4 ring hob with extractor over and a radiator

### BEDROOM 1

**10' 2" x 10' 9" (3.11m x 3.30m)**

Double glazed patio doors with pleasant coastal views, built in wardrobes/storage and a radiator

### BEDROOM 2

**7' 11" x 12' 6" (2.42m x 3.83m)**

Double glazed window with pleasant coastal views and a radiator

### BEDROOM 3

**10' 0" x 7' 10" (3.07m x 2.40m)**

Double glazed window with pleasant coastal views and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with mixer taps/storage cupboard, corner shower cubicle with Jet Spa style double headed shower, tiled walls, spotlight ceiling and a radiator

### GARDEN

Enclosed rear/side gardens with pleasant views over Walney channel, easy maintenance extensive lawned area, plants/shrubs/rockeries, water taps, paved seating area

### GARAGE

Up and over door, power/light

### VIEWING

Key accompanied

Draft particular subject to client 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\*\*

