

AGENT NOTE

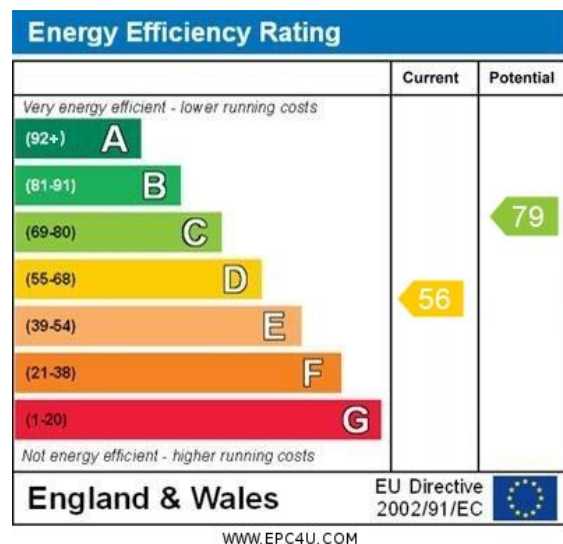
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional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

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 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.



Registered Office
 16 Cavendish Street
 Barrow-in-Furness
 Cumbria LA14 1SB
 Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings

Mon – Fri 9am – 5pm
 Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com



ROSS

Estate Agencies



Verdun Avenue | Barrow-in-Furness | LA14 3LB

Asking Price £179,950

- Semi-Detached Family Home
- Sought After Location On Walney
- Porch, Spacious Lounge
- Dining Room/Kitchen
- Ground Floor 4 Piece Suite Bathroom
- 3 Bedrooms, Master Having En-Suite
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Easy Maintenance Front/Rear Gardens
- Council Tax Band B





Property Description

We are pleased to bring to the market this extended semi-detached family home in the popular residential area on Walney Island, close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property comprises of entrance porch giving access to a spacious lounge, dining open to fitted kitchen and a ground floor 4 piece suite bathroom. To the first floor, there are 3 bedrooms with the master having an en-suite. The property benefits from central heating, double glazing, off road parking giving access to the garage, with a split level rear garden with artificial grass, seating area and green house/shed. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/hangs.tags.drips>

FRONTAGE

Off road parking to garage, easy maintenance front garden with plants/shrubs, shale area, walled garden, double glazed door to porch, double glazed windows and door to

VESTIBULE

Door to

LOUNGE

13' 10" x 14' 9" (4.22m x 4.52m)

Double glazed window, feature fire surround with fire,

picture rail, dado rail, under stairs storage, feature arch, built in shelves, a radiator and doors to

DINING ROOM

8' 7" x 12' 2" (2.64m x 3.73m)

Double glazed window, dado rail, paneled ceiling, stairs to first floor, open archway to kitchen and a radiator

KITCHEN

Double glazed window, double glazed door, fitted white wall and base drawer units with black work tops to compliment, inset black sink with mixer taps, cooker point, tiled splash, tiled flooring and a door to

LANDING

Access to loft, borrowed frosted window and doors to

BEDROOM 1

10' 10" x 12' 3" (3.31m x 3.75m)

Double glazed window, sliding door built in wardrobes, storage cupboard, a radiator and door to En-Suite

EN-SUITE

Double glazed frosted window, low level W.C, pedestal hand wash basin with taps, tiled splash, borrowed frosted window

BEDROOM 2

12' 1" x 8' 7" (3.70m x 2.62m)

Double glazed window, dado rail and a radiator

BEDROOM 3

6' 3" x 8' 6" (1.92m x 2.61m)

Double glazed window, dado rail and a radiator

GROUND FLOOR BATHROOM

Double glazed frosted window, white 4 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with corner shower cubicle with shower, tiled splash, tiled flooring and a radiator

GARAGE

18' 5" x 9' 6" (5.63m x 2.92m)

Up and over door, door to rear garden, frosted window, power/light

GARDEN

Rear enclosed garden on split level with artificial grass, seating areas, storage shed, raised seating area with plants/shrubs and access to garage

VIEWING

Key accompanied

Draft particular subject to client approval

