

BEDROOM 4
8' 8" x 8' 9" (2.66m x 2.68m)
Double glazed window

BATHROOM
0' 0" x 0' 0" Radiator, double glazed frosted window, 3 piece suite low level WC, red hand wash basin with taps, paneled enclosed bath with shower over, tiled splash, tiled flooring, paneled ceiling with spotlights

GARAGE
16' 4" x 10' 4" (4.98m x 3.15m)
Up/over door, power/light, boiler

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

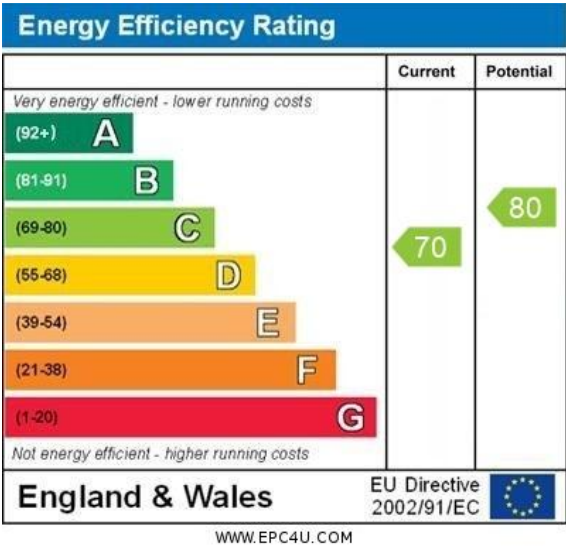
Anti-Money Laundering checks cost - £25.00 Plus VAT ** This is non refundable once the AML check has been carried out **

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.

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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.

Tenure
Freehold

Council Tax Band
D

Contact Details
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Headland Rise | Barrow-in-Furness | LA14 3YP

Asking Price £325,000

- Extended Stunning Semi Detached Family Home
- Excellent Family Living Accommodation
- Spacious Lounge, Dining Room, Sitting Room
- Kitchen, Utility Room
- 4 Bedroom, Master Having Ensuite
- Family Bathroom
- CH, DG, Off Road Parking, Garage
- Extensive Rear Garden With Pleasant Views
- Viewing Highly Recommended
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are delighted to bring to the market this extended semi detached family home in a popular cul de sac location off Carr Lane on Walney, close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property offers excellent family living accommodation comprising of spacious lounge with feature arch way to the dining room, sitting room, fitted kitchen, utility room, family bathroom, 4 bedrooms with master having ensuite. The property benefits from central heating, double glazing, conservatory, pleasant views from the rear, off road parking, access to the garage, easy maintenance front garden with extensive rear garden with seating areas, lawned area with plants/shrubs, shed, Viewing is highly recommended to appreciate size and standard on offer

SERVICES

Gas, Water, Telephone, Electric, Drainage

LOCATION

<https://what3words.com/track.tulip.human>

FRONTAGE

Easy maintenance front garden with paved area, off road parking and access to garage

VESTIBULE

Double glazed door

LOUNGE

15' 3" x 17' 6" (04.67m x 05.34m)

Radiator, double glazed bay window, feature fire

surround wall, coal effect fire, coved ceiling, spindle staircase to 1st floor, open archway to dining room, doors to

CONSERVATORY

9' 11" x 10' 0" (3.04m x 3.07m)

Double glazed windows, double glazed door to garden, tiled flooring

DINING ROOM

11' 2" x 8' 11" (3.42m x 2.74m)

Double glazed patio doors to conservatory, feature laminate flooring, coved ceiling, open archway to lounge, doors to

STUDY

15' 10" x 9' 2" (4.84m x 2.81m)

Double glazed window

KITCHEN

Double glazed windows, fitted high shine cream wall base drawer units with black work tops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4 ring hob with extractor over, fridge/freezer and feature laminate flooring

UTILITY ROOM

10' 2" x 9' 7" (3.12m x 2.94m)

Radiator, double glazed window, double glazed door to rear garden, fitted wall base drawer units with work tops to compliment, integrated sink with mixer taps, plumbing for washer, tiled splash and tiled flooring, doors to

LANDING

Spindle balustrade, feature arch/shelf, access to loft, doors to

GROUND FLOOR BATHROOM

Low level WC, floating hand wash basin with taps, radiator, tiled splash, tiled flooring

BEDROOM 1

18' 9" x 10' 1" (5.73m x 3.09m)

Radiator, double glazed window, coved ceiling, access to loft, doors to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite low level

WC, floating hand wash basin with mixer taps, walk in shower cubicle with shower radiator/towel rail, tiled walls, tiled flooring, spotlight ceiling and double door storage cupboard

BEDROOM 2

11' 8" x 12' 3" (3.57m x 3.75m)

Double glazed windows

BEDROOM 3

11' 5" x 12' 2" (3.50m x 3.72m)

Double glazed window with pleasant views, fitted wardrobes, drawers, bedside cabinets

