



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Tenure
Freehold

Council Tax Band
B

Contact Details
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Spruce Rise | Barrow-in-Furness | LA13 0RW

Asking Price £210,000

- Semi Detached Family Home
- Sought Offer Location In Holbeck
- Ideal For First Time Buyers
- Hall, Spacious Lounge
- Kitchen/Diner
- Bathroom, 2 Bedrooms
- CH, DG, Extensive Off Road Parking
- Gardens To Front/Rear
- Ideal Plot Size For Extender (PP Needed)
- Council Tax Band B





Property Description

We are pleased to bring to the market this semi-detached family home in the cul de sac location in Holbeck, close to local schools, amenities and transport links. The property comprises of entrance hall area leading to a spacious lounge, fitted kitchen/diner, 2 bedrooms and a bathroom. The property benefits from CH, DG, easy maintenance front rear garden with extensive front lawn area with off road parking for several cars, rear enclosed split level garden with paved seating areas and side decked area. The property would suit a variety of buyers and would be ideal position for an extension (planning permission would be needed) as the size off the plot.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/rewarding.label.bikes>

FRONTAGE

Easy maintenance front garden with lawn area, decked area, side access, extensive off road parking for several cars

VESTIBULE

Double glazed door

ENTRANCE HALL

Double glazed frosted side panel, coved ceiling, stairs to 1st floor

LOUNGE

11' 8" x 13' 4" (3.58m x 4.08m)

Radiator, double glazed window, feature fire surround with pebble effect fire, dado rail, coved ceiling, under stairs storage, door to

KITCHEN/DINER

14' 9" x 7' 8" (4.50m x 2.36m)

Radiator, double glazed window, double glazed frosted door with frosted side window, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, hob, plumbing for washer, breakfast bar, panelled ceiling, tiled splash

LANDING

Double glazed window, storage cupboard, access to loft, doors to

BEDROOM 1

11' 8" x 11' 6" (3.58m x 3.52m)

Radiator, double glazed window, built in storage cupboard

BEDROOM 2

9' 9" x 7' 9" (2.99m x 2.37m)

Radiator, double glazed window, coved ceiling

BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash

GARDENS

Rear/side enclosed spacious garden, paved seating area, raised decked area, plants/shrubs, shed, water taps, low level easy maintenance area with plants/shrubs, side access gate

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**

