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.

## %epcGraph\_c\_1\_277%

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

### 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.





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

**Residential Sales Residential Lettings Commercial Sales & Lettings** 







# Dundee Street | Barrow-in-Furness | LA14 2RR

Forecourt Semi Detached Family Home	Lof
Sought Offer Location	Re
Hall, Spacious Lounge	We
Modern Recently Fitted Kitchen/Diner	De
3 Bedrooms, Bathroom	Vie
	0

# Asking Price £144,950

ft Room, CH,DG ar Enclosed Yard ell Presented/Tastefully corated wing Highly Recommended Council Tax Band A



## **Property Description**

We are delighted to bring to the market this well presented and tastefully decorated semi detached family home, in a popular residential area, close to local amenities, transport links, local school and close to local employer BAE. The property comprises of entrance hall area giving access to spacious lounge with wood burner style fire, modern fitted kitchen diner with built in appliances, to the 1st floor the property offers 3 bedrooms and a bathroom. The property benefits from CH, DG, converted loft room with a pull down ladder, beamed ceilings, rear enclosed yard with seating area. The property is well presented and tastefully decorated throughout and must be viewed to be appreciated.

SERVICES					BEDROOM	
Gas, wate	er, telephor	ie, elect	ric, dra	inage	<b>9' 7" x 1</b> glazed	5' 3" ( wi
LOCATION https://what3	words.com/dat	ed.depend.	tiles		BEDROOM 8' 0" x 1	0'8" (
FORECOUR Access	т			gate	glazed wi access	indow, to lo
<b>FRONTAGE</b> Double	glazed	do	oor	to	BEDROOM 7' 1" x 8' 2 window,	
ENTRANCE Stairs t	o 1st	floor,	door	<b>HALL</b> to	LOFT 12' 3" x 15 window,	5' 10" (3 beame

## LOUNGE

**15' 3" x 13' 3" (4.66m x 4.06m)** Double glazed bay window, feature fire place with multi fuel wood burner

style fire, laminate flooring part panelled wall, covedceiling,doorsto

## KITCHEN/DINER

Double glazed window, double glazed patio doors, recently fitted grey wall base drawer units with worktops to compliment, black inset sink unit with mixer taps, integrated double oven with hob and extractor fan over, fridge/freezer, dishwasher, washer/dryer, breakfast bar, part panelled walls, storage cupboard, tiled flooring and under stairs storage

#### LANDING

Spindle balustrade, coved ceilings, doors to

BEDROOM				1
9'7" x 15'	3" (2.94m x	4.65m)	Radiator,	double
glazed	window,	cov	red	ceiling

BEDROOM28' 0" x 10' 8" (2.44m x 3.27m) Radiator, doubleglazed window, laminate flooring, coved ceiling,access to loft with pull down ladder

BEDROOM 3 7' 1" x 8' 2" (2.17m x 2.50m) Radiator, double glazed window, laminate flooring, coved ceiling

LOFT ROOM 12' 3" x 15' 10" (3.75m x 4.85m) Double glazed velux window, beamed ceiling, storage in coves

## BATHROOM

Radiator, double glazed frosted window, 3 piece suite,

low level W.C, pedestal hand wash basin with mixer taps, panelled enclosed bath with central mixer taps, shower over, tiled walls, laminate flooring, panelled ceiling

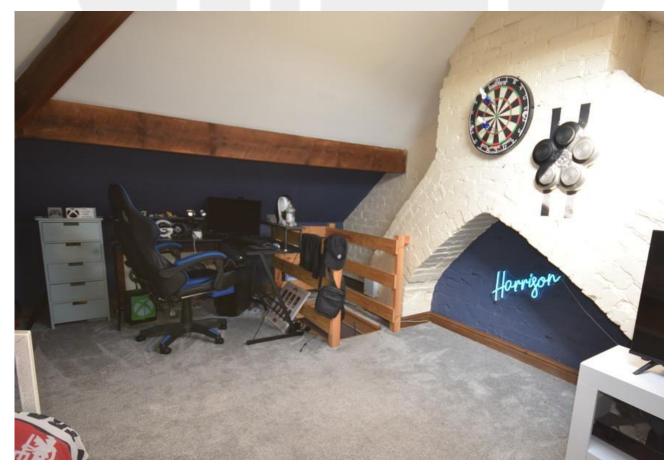
#### YARD

Enclosed rear yard with seating area, side access gate, shed

## 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\*\*