

BATHROOM

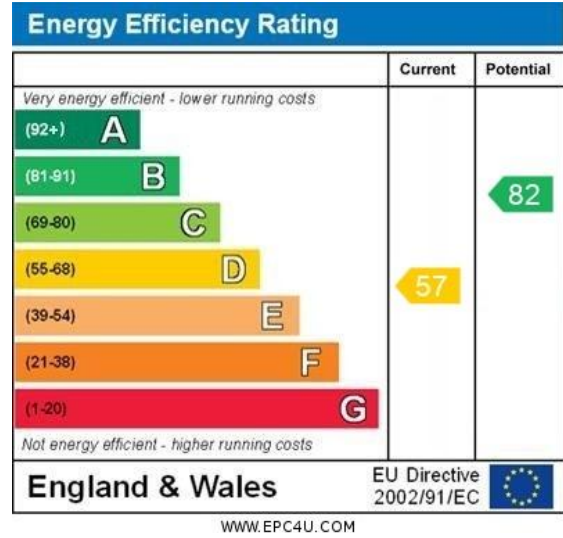
3 piece modern white suite with low level W.C, hand wash basin with mixer taps/vanity unit, panel enclosed bath with telephone style mixer taps/shower head, paneled walls, paneled ceiling and a radiator

GARDEN

Rear garden area with artificial grass, raised flower beds/plants and double gates leading to off road parking

VIEWING

Key accompanied
Draft particular subject to client approval



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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

AGENT NOTE

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

Tenure
Freehold

Council Tax Band
C

Contact Details

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Abbey Road | Barrow-in-Furness | LA14 5JP

Asking Price £319,950

- Stunning Family Home
- Sought After Residential Location
- Well Presented/Tastefully Decorated Throughout
- Accommodation Over 3 Floors
- Hall, Spacious Bay Window Lounge
- Modern Fitted Kitchen/Diner/Family Room
- 4 Bedrooms, One Having An En-Suite
- Family Bathroom, CH, DG
- Off Road Parking, Gardens
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated family home in a sought after residential area, close to local amenities, transport links, schools and Barrow Park. The property offers excellent family living accommodation over 3 floors, comprising of entrance hallway with spindle staircase, bay window lounge, modern fitted kitchen with built in appliances and central island/dining area/family room. To the first floor, the property has 2 double bedrooms and a family bathroom, spindle staircase to second floor which has 2 further bedrooms, one with an En-Suite and utility area. The property benefits from central heating, double glazing, easy maintenance front/side/rear garden areas with seating areas, plants/shrubs, double gates giving off road parking. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/resort.hush.glory>

FRONTAGE

Access gate to easy maintenance front garden with paved seating areas, raised flower beds, plants/bushes, access gate to side, side garden area with paved seating areas, artificial grass, access to rear and a double glazed door to

ENTRANCE HALL

Double glazed frosted window, spindle staircase to first floor, dado rail, tiled flooring, coved ceiling, a radiator and doors to

LOUNGE

15' 5" x 19' 6" (4.72m x 5.95m)

Double glazed bay window, feature fire surround with multi-fuel style wood burner, picture rail, coved ceiling, wood effect flooring and 2 radiators

KITCHEN/DINER/FAMILY ROOM

19' 0" x 17' 1" (5.81m x 5.21m)

Large double glazed bay window, fitted grey wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 6 ring hob with extractor over, dishwasher, tiled splash, feature island with breakfast bar, oak effect flooring, coved ceiling, picture rail and 2 radiators

LANDING

Spindle staircase to second floor, walk in storage cupboard, double glazed frosted window, dado rail, coved ceiling, a radiator and doors to

BEDROOM 1

17' 0" x 14' 11" (5.19m x 4.57m)

Double glazed window, beamed ceiling and 2 radiators

BEDROOM 2

15' 3" x 13' 5" (4.67m x 4.10m)

Double glazed window, dado rail, picture rail, coved ceiling, laminate flooring and a radiator

BEDROOM 3

12' 5" x 15' 2" (3.81m x 4.63m)

Double glazed windows, picture rail, coved ceiling, built in storage cupboard and a radiator

STAIRCASE

Spindle staircase to second floor, part paneled walls, coved ceiling and a door to

UTILITY AREA

Double glazed Velux window, fitted wall and base drawer units with a stainless steel sink unit with mixer taps, plumb for washer, laminate flooring and doors to

BEDROOM 4

15' 3" x 16' 11" (4.66m x 5.18m)

Double glazed Velux window, beamed ceiling, 2 radiators and a door to En-Suite

EN-SUITE

Low level W.C, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with double headed shower, tiled flooring, paneled walls and paneled ceiling with spotlights

