

GARAGE

26' 3" x 16' 0" (8.02m x 4.90m)

Up/over electric motor door, power/light, double glazed window, internal door into rear hall area off the house, sky lights, work benches, consumer unit for workshop tools

YARD

Enclosed rear yard with paved seating area, water tap

2ND BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, part panelled walls

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 \*\*

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.

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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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

[www.rossesstateagencies.com](http://www.rossesstateagencies.com)

[Sales@rossesateagencies.o.uk](mailto:Sales@rossesateagencies.o.uk)

01229 825636



Mon – Fri 9am – 5pm  
Saturday 9am – 12 noon  
[sales@rossesstateagencies.co.uk](mailto:sales@rossesstateagencies.co.uk)  
[rentals@rossesstateagencies.co.uk](mailto:rentals@rossesstateagencies.co.uk)  
[www.rossesstateagencies.com](http://www.rossesstateagencies.com)

ROSS  
Estate  
Agencies



Ainslie Street | Barrow-in-furness | LA14 5BJ

Asking Price £230,000

- Forecourt Family Home
- Popular Residential Area
- Bay Window Lounge, Dining Room
- Fitted Kitchen/Diner, Utility Room
- 4 Double Bedrooms
- 2 Bathrooms
- CH, DG, Enclosed Rear Yard
- Extensive Garage/Workshop
- Viewing Highly Recommended
- Council Tax Band A



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

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt family home in a popular location, close to local amenities, transport links, schools and close to Barrow Park. The property offers excellent family living accommodation over 3 floors and extensive rear garage, the property comprises of entrance hallway with feature coloured tiled flooring giving access to a bay window lounge, dining room with wood burner style fire, fitted kitchen/diner, utility room, rear hall area with internal door to the garage, 4 double bedrooms and 2 bathrooms. The property has plenty of features throughout including ornate fireplaces, coved ceilings etc. The property would suit a variety of buyers and is ready to move into. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage, fibre high speed broadband

LOCATION

<https://what3words.com/dawn.calm.candy>

FRONTAGE

Forecourt paved area with access gate

VESTIBULE

Dado rail, feature coloured tiled flooring, coved ceiling, doors to

ENTRANCE HALL

Radiators, dado rail, feature tiled coloured flooring, coved ceiling, under stairs storage, spindle balustrade to 1st floor

LOUNGE

16' 11" x 12' 11" (5.18m x 3.94m)

Radiator, double glazed bay window, wood effect flooring, feature open fireplace, coved ceiling

DINING ROOM

14' 0" x 11' 1" (4.28m x 3.40m)

Radiator, double glazed window, wood effect flooring, feature fireplace with wood burner style fire, coved ceiling

KITCHEN/DINER

16' 6" x 10' 5" (5.04m x 3.20m)

Radiator, double glazed window, fitted wall base drawer units with worktops to compliment, integrated oven, 4 ring hob, inset stainless steel sink unit with mixer taps, wine rack, laminate flooring, tiled splash, doors to

UTILITY ROOM

10' 4" x 6' 7" (3.16m x 2.02m)

Radiator, double glazed window, laminate flooring, plumbing for a washer, work top with inset stainless steel sink unit with mixer taps, tiled splash, doors to garage

LANDING

Spindle balustrade, radiator, spindle staircase to 2nd floor, doors to

BEDROOM 1

16' 11" x 13' 11" (5.18m x 4.25m)

Radiator, double glazed uPVC sliding sash windows, coved ceiling

BEDROOM 2

14' 5" x 11' 8" (4.41m x 3.56m)

Double glazed window, feature open ornate fireplace, built in storage cupboard

FAMILY BATHROOM

Radiator, double glazed frosted window, 4 piece suite, white low level W.C, Feature hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps, walk in shower cubicle with double headed shower, tiled splash

2ND FLOOR LANDING

Double glazed window, access to loft, doors to

BEDROOM 3

15' 9" x 13' 6" (4.81m x 4.13m)

Radiator, double uPVC sliding sash glazed window, feature ornate open fireplace, built in wardrobes

BEDROOM 4

13' 2" x 9' 9" (4.03m x 2.98m)

Radiator, double glazed velux window, feature ornate open fireplace

REAR HALL AREA

Double glazed door to rear yard, double glazed window, door to garage

