

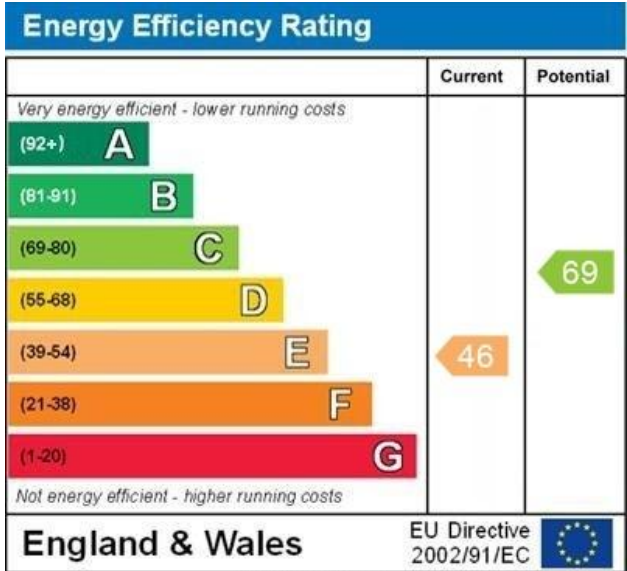
REAR COURTYARD

Enclosed rear courtyard with decked seating area, access gate to side, water tap

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**



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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

D

Contact Details

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ROSS

Estate Agencies



Balmoral Drive | Barrow-in-Furness | LA13 0HX

Asking Price £299,950

- Extended Detached Dormer Bungalow
- Popular Location In Holbeck
- Excellent Living Accommodation
- Hallway, Bay Window Lounge
- Dining Room, Conservatory
- Split Level Fitted Kitchen
- Shower Room, 2 Ground Floor Bedrooms
- 3rd Bedroom In Dormer
- Off Road Parking, Garage, Garden
- 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 detached dormer bungalow in a popular residential area of Holbeck, close to local amenities, transport links, schools etc. The property offers excellent living accommodation which comprises of entrance hallway leading to bay window lounge, dining room split level fitted kitchen, shower room, 2 ground floor bedrooms with a further bedroom in the dormer. The property benefits from central heating, double glazing, spacious conservatory, mature gardens to front/side with lawn areas, off road parking giving access to a garage. The property is well presented and tastefully decorated throughout and is being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/crowds.those.headed>

FRONTAGE

Mature enclosed gardens to side/front with extensive lawn area, plants, shrubs, bushes, paved seating areas, off road parking and access to the garage

VESTIBULE

Double glazed door, side window, feature entrance door with coloured glass/leaded panels to

ENTRANCE HALL

Radiator, dado rail, coved ceilings, doors to

LOUNGE

11' 2" x 14' 8" (3.42m x 4.49m)

Double glazed bay window, feature fire surround with coloured tiled surround, coal effect fire, coved ceiling with ceiling rose

DINING ROOM

10' 1" x 13' 1" (3.09m x 4.00m)

Radiator, double glazed windows, wood effect flooring, feature fire surround with coloured tiles/black hearth, open fire place, coved ceilings, door to conservatory

KITCHEN/DINER

Radiator, split level country style fitted kitchen with double glazed door to rear, 2 double glazed windows, fitted pine effect wall base drawer units with worktops to compliment, inset one and a half bowl sink with mixer taps, free standing Rangemaster Aga style cooker with 5 ring hob and 3 ovens in feature brick alcove, glass display units, integrated fridge/freezer, dishwasher, internal door to garage

CONSERVATORY

13' 2" x 12' 0" (4.03m x 3.66m)

Radiators, double glazed patio doors, double glazed windows, wood effect flooring, feature open fireplace

BEDROOM 1

13' 11" x 10' 7" (4.25m x 3.23m)

Radiator, double glazed window, wood effect flooring, coved ceilings

BEDROOM 2

11' 0" x 10' 6" (3.36m x 3.21m)

Radiator, double glazed window, coved ceiling

BATHROOM

Radiator, double glazed frosted windows, 3 piece suite, low level W.C, hand wash basin with mixer taps/vanity unit/storage, double size walk in shower cubicle with double headed shower, tiled splash, laminate flooring

STAIRS TO BEDROOM 3

Height restriction

BEDROOM 3

12' 3" x 15' 7" (3.74m x 4.76m)

Radiator, double glazed window, double glazed Velux window, beamed ceiling, spindle balustrade

GARAGE

23' 2" x 9' 3" (7.08m x 2.84m)

Double glazed door to garage/workshop with power/light, internal door to kitchen

GARDEN

Enclosed mature gardens to front/side with extensive lawn area with plants/shrubs/bushes, seating areas, side access gate, access to garage

