

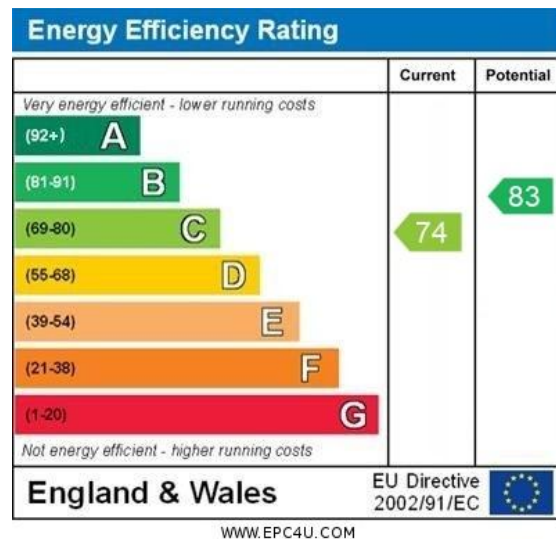
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

Residential Sales Residential Lettings Commercial Sales & Lettings

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



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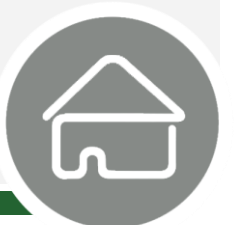
Estate Agencies



Farnham Close | Barrow-in-Furness | LA13 0GP

Asking Price £299,950

- Detached Family Home
- Sought After Location
- Hall, Spacious Lounge, Dining Room
- Fitted Kitchen/Diner, Utility Room
- 4 Bedrooms-Master Having En-Suite
- 4 Piece Suite Family Bathroom
- CH, DG, Conservatory
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this detached family home in a cul-de-sac off Flass Lane in the Ratings Village area, close to local amenities, transport links, schools, etc. The property boasts excellent family living accommodation, comprises of entrance hallway leading to spacious lounge with double doors to the dining room, fitted kitchen/diner, utility room, ground floor cloaks/WC. To the first floor the property has 4 good size bedrooms with master having built in wardrobes and an en-suite, 4-piece suite family bathroom. The property benefits from central heating, double glazing, conservatory, off road parking with access to the garage. mature but easy maintenance front garden, with enclosed rear garden with plants/trees. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/sooner.issues.edit>

FRONTAGE

Easy maintenance front garden area with plants/bushes, off road parking, access to garage and double-glazed front door to

ENTRANCE HALL

Stairs to 1st floor and doors to

LOUNGE

16' 7" x 11' 10" (5.06m x 3.63m)

Double glazed window, feature fireplace with coal effect fire, radiator and double doors to

DINING ROOM

10' 5" x 9' 9" (3.20m x 2.99m)

Double glazed patio doors to rear garden, radiator and door to kitchen/diner

KITCHEN/DINER

17' 5" x 9' 4" (5.33m x 2.85m)

Double glazed windows, fitted high shine cream wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated double oven, 4-ring hob, with extractor over, plumbing for dishwasher, integrated fridge/freezer, under stairs storage, tiled splash, tiled flooring, spotlight ceiling, radiator and door to utility

UTILITY ROOM

Double glazed door to conservatory, fitted wall base units with worktop to compliment, inset stainless steel sink with mixer taps, plumbing for washer, tiled splash, tiled flooring, radiator, integrated freezer

CLOAKS/WC

Double glazed frosted window, low level WC pedestal hand wash basin with taps, radiator and tiled flooring

LANDING

Spindle balustrade, access to loft, radiator and doors to

BEDROOM 1

11' 6" x 12' 10" (3.51m x 3.92m)

Double glazed window, built in 3 triple door wardrobe, radiator, door to en-suite

EN-SUITE

Double glazed frosted window, radiator, 3-piece suite low level WC, pedestal hand wash basin with taps, shower cubicle with shower, tiled walls, tiled flooring, spotlight ceiling

BEDROOM 2

12' 3" x 9' 6" (3.74m x 2.90m)

Double glazed window, radiator and built in triple door wardrobes

BEDROOM 3

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window and radiator

BEDROOM 4

7' 6" x 8' 8" (2.29m x 2.66m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4-piece suite low level WC, bidet, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/showerhead, tiled walls, tiled flooring, spotlight ceiling, radiator, storage cupboard (boiler)

GARAGE

8' 11" x 17' 6" (2.73m x 5.35m) Double glazed doors to front, double glazed door to rear garden, power/light

GARDEN

Rear closed garden with mature plants/trees, fruit trees, lawned area, paved/patio area and access to garage

DOUBLE GLAZED CONSERVATORY

11' 7" x 14' 2" (3.55m x 4.34m)

Double glazed doors to rear garden, double glazed windows and radiator

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 **

