

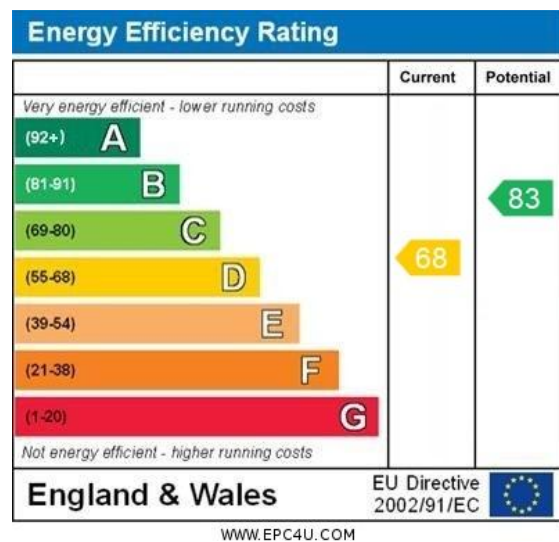
Lucy Boardman (Formerly Lloyds Bank) -

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.



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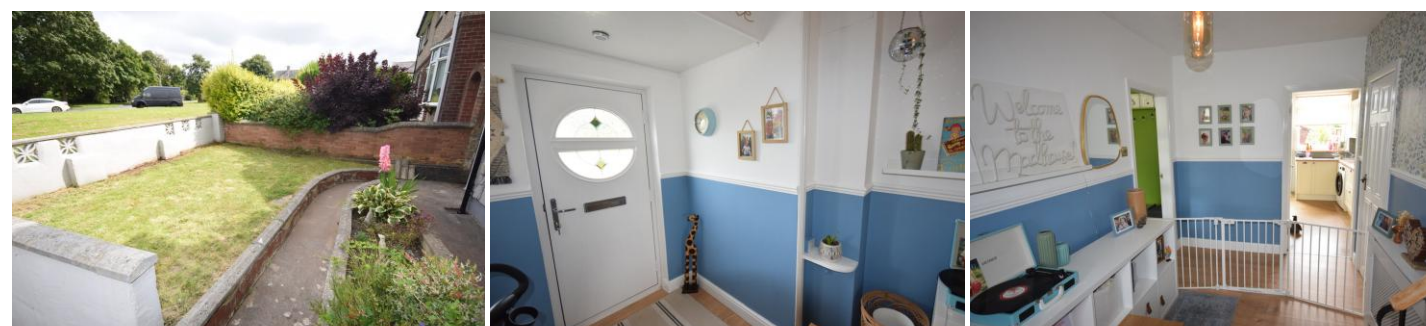
Residential Sales Residential Lettings Commercial Sales & Lettings

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Saturday 9am - 12 noon
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ROSS

Estate Agencies



Abbotsmead Approach | Cumbria | LA13 0BS

Asking Price £210,000

- Semi Detached Family Home
- Sought After Location
- Hallway, Spacious Lounge
- Fitted kitchen, Dining Room
- 3 Good Size Bedrooms
- Modern Fitted Family Bathroom
- CH, DG, Gardens To Front/Rear
- Separate Garage To Rear
- Viewing Highly Recommended
- Council Tax Band B





Property Description

We are delighted to bring to the market this well-presented semi-detached family home, in the popular residential area close to local amenities, transport links, schools etc. The property boasts excellent living accommodation, comprising of entrance hallway leading to spacious lounge, modern fitted kitchen with appliances, dining room, 3 good size bedrooms and a modern fitted family bathroom. The property benefits from central heating, double glazing, front easy maintenance garden, mature rear garden with plants/shrubs/trees, paved seating area, with rear access to the separate garage. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/wrong.shaped.dawn>

FRONTAGE

Access gate, easy maintenance front garden with plants/shrubs and lawned area, double glazed door to

ENTRANCE HALL

Laminate flooring, stairs to 1st floor, double glazed window, dado rail, under stairs storage and doors to

LOUNGE

13' 1" x 11' 2" (3.99m x 3.41m)

Double glazed window, feature medial wall, with remote control, electric fire with logs, radiator, coved ceiling and part panelled walls

DINING ROOM

11' 0" x 8' 2" (3.37m x 2.50m)

Large, double-glazed window with views towards the garden, radiator, laminate flooring, dado rail and part panelled wall

KITCHEN

10' 5" x 10' 5" (3.18m x 3.20m)

Double glazed window, double glazed door, fitted cream wall base drawer units with worktops to compliment, inset grey sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, panelled ceiling with spotlights, laminate flooring and door to dining room

LANDING

Access to loft, dado rail, storage cupboard and doors to

BEDROOM 1

10' 8" x 11' 1" (3.27m x 3.39m) Double glazed window, radiator and coved ceiling

BEDROOM 2

10' 6" x 10' 10" (3.21m x 3.32m)

Double glazed window, laminate flooring, radiator, coved ceiling and part panelled walls

BEDROOM 3

10' 5" x 8' 2" (3.19m x 2.50m) Double glazed window, laminate flooring, radiator and storage cupboard

BATHROOM

Double glazed frosted window, fitted modern 3 piece-suite low level WC with feature hand wash basin/mixer taps/vanity unit, panelled enclosed bath with mixer taps, double headed shower over, panelled walls, radiator, panelled ceiling with spotlights

GARDEN

Rear enclosed garden with mature plants/shrubs, paved seating area, lawned area with rear access to garage/parking

GARAGE

Separate garage, with up/over door

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 **

