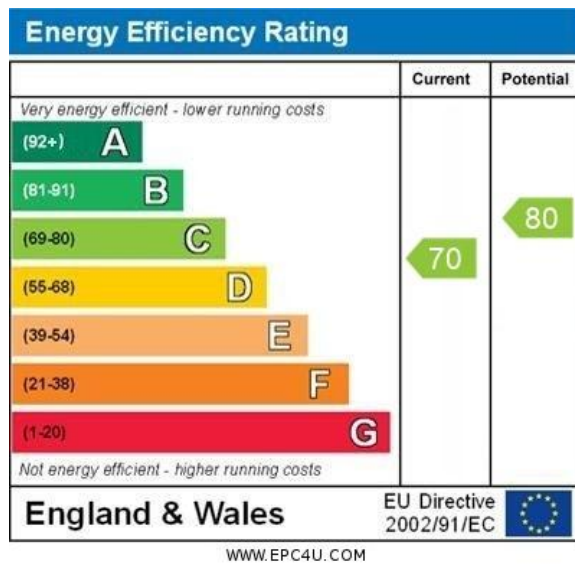


Lucy Boardman (Formerly Lloyds Bank) -

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.



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

E

Contact Details

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

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sales@rossestateagencies.co.uk

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Saturday 9am - 12 noon
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www.rossestateagencies.com

ROSS

Estate Agencies



Hall Garth | Barrow-in-Furness | LA13 0QT

Asking Price £380,000

- Detached True Bungalow
- Cul-De-Sac Location In Rampside
- Hallway, Spacious Lounge/Diner
- Fitted Kitchen/Diner
- 3 Bedrooms, Master Having En-Suite
- Modern Fitted Bathroom
- CH, DG, Conservatory
- Off Road Parking, Garage
- Garden To Front/Rear
- Council Tax Band E



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

SERVICES

Gas, Electric, Telephone, Water, Drainage

LOCATION

https://what3words.com/privately.motive.overlaid

FRONTAGE

Mature front garden with access gate to lawned area, plants/shrubs, double gates to off road parking and access to the garage.

PORCH

Double glazed porch with double glazed windows, tiled flooring and door to

ENTRANCE HALL

Tiled flooring, radiator, coved ceiling, walk in storage cupboard and door to

LOUNGE/DINER

29' 9" x 11' 10" (9.09m x 3.63m) Double glazed window, 2 radiators, feature wood burner style fire with hearth, oak effect flooring, coved ceiling, double glazed patio doors to rear conservatory

KITCHEN/DINER

14' 0" x 12' 2" (4.27m x 3.73m) Double glazed window, radiator, door to conservatory, fitted coloured wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated dishwasher, fridge, freestanding cooker range with 5-ring hob with double ovens with extractor, coved ceiling, tiled flooring

BEDROOM 1

11' 10" x 15' 11" (3.63m x 4.87m)

Double glazed window, radiator, filed flooring, coved ceiling and door to en-suite

EN-SUITE

Double glazed frosted window, 3-piece suite, low level WC with hand wash basin/vanity unit, walk in shower cubicle with shower, panelled walls, tiled flooring and towel rail

BEDROOM 2

19' 2" x 10' 0" (5.86m x 3.06m)

Double glazed window, oak effect flooring and coved ceiling

BEDROOM 3

13' 5" x 9' 1" (4.09m x 2.77m)

Double glazed window, radiator, oak effect flooring

CONSERVATORY

29' 6" x 10' 2" (9.00m x 3.12m)

Double glazed patio doors, double glazed windows and tiled flooring

BATHROOM

Double glazed window, radiator, 3-piece suite, low level WC, feature hand wash basin with mixer taps/vanity unit, large walk-in shower cubicle with shower, tiled flooring, coved ceiling and storage cupboard

GARAGE

9' 6" x 23' 1" (2.90m x 7.05m)

Up/over door, plumbing for washer, electric, power light and loft access to storage

GARDEN

Enclosed easy maintenance rear garden with pleasant countryside views, paved seating area, shale area and outside electric side access

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 **

