

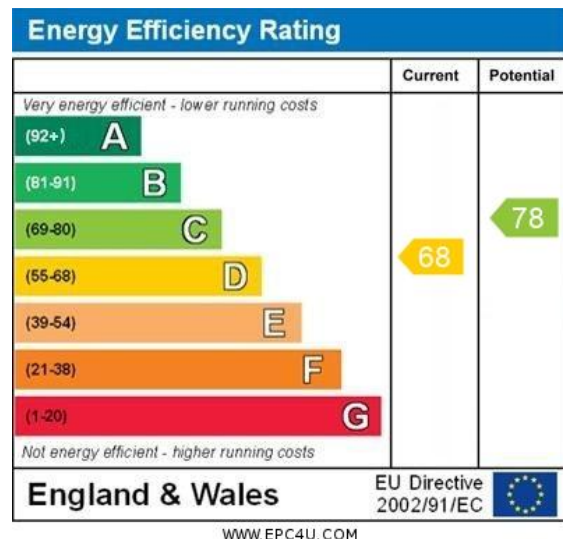
Lucy Boardman (Formerly Lloyds Bank) -

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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ROSS

Estate Agencies



Hawcoat Lane | Barrow-in-Furness | LA14 4HF

Asking Price £379,950

- Semi-Detached Family Home
- Sought After Location, Opposite Hawcoat Park
- Porch, Hallway With Feature Staircase
- Bay Window Lounge, Sitting Room
- Kitchen/Diner
- 4 Bedrooms, Shower Room
- CH, DG, Off Road Parking, Garage
- Extensive Front/Rear Gardens
- Vacant Possession
- Council Tax Band E





Property Description

We are delighted to bring to the market this semi-detached family home in the sought after location in Hawcoat, opposite Hawcoat Park. The property boasts many original features throughout, including feature hall area and staircase, bay window lounge, sitting room, kitchen/diner, 4 good size bedrooms and family shower room. The property benefits from central heating, double glazing, well manicured front garden with off road parking for several cars and access to the garage with electric door and workshop, mature rear garden with lawned area, plants/shrubs, feature summer house with electric, veggie plot with greenhouse and electric, outside cloaks/WC, shed, paved seating areas, access to covered area to the side/garage. Viewing is highly recommended to appreciate the size and standard on offer, it's also being sold with vacant possession

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/remind.lucky.cost>

FRONTAGE

Off road parking access to the garage, mature well manicured garden with lawned area, plants/shrubs, paved area, access gate to rear, double glazed door to porch with double glazed windows, tiled flooring and door to

ENTRANCE HALL

Frosted window, radiator, feature arches/spindle staircase to 1st floor, picture rail, coved ceiling and doors to

LOUNGE

14' 3" x 15' 3" (4.36m x 4.65m)

Double glazed bay window, radiator, feature fireplace with coal effect fire, picture rail, coved ceiling, borrowed frosted window

SITTING ROOM

12' 5" x 18' 6" (3.80m x 5.66m) Large double glazed window, radiator, double glazed door to rear garden, feature fire surround with coal effect fire, picture rail and coved ceiling

KITCHEN/DINER

21' 5" x 11' 3" (6.53m x 3.45m)

Double glazed windows, fitted wall base/drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, tiled splash, built in storage cupboard, borrowed frosted window

LANDING

Spindle staircase/balustrade, picture rail and doors to

BEDROOM 1

14' 4" x 15' 9" (4.38m x 4.82m)

Fitted sink with vanity unit, radiator, picture rail, coved ceiling, double glazed window, with views towards Hawcoat Park

BEDROOM 2

15' 4" x 12' 9" (4.69m x 3.90m)

Double glazed windows, radiator, fitted sink with vanity unit, picture rail and coved ceiling

BEDROOM 3

11' 11" x 11' 3" (3.65m x 3.44m)

Double glazed window, radiator, fitted sink with vanity unit and coved ceiling

BEDROOM 4

10' 2" x 10' 1" (3.11m x 3.09m) Double glazed window with views towards Hawcoat Park, built in storage cupboard and picture rail

BATHROOM

Double glazed window, radiator, wet room style suit with low level WC, pedestal hand wash basin with mixer taps, wall mounted double headed shower, part panelled walls, part tiled walls and built in storage cupboard

GARAGE/WORKSHOP

8' 2" x 30' 5" (2.51m x 9.29m)

Electric up/over door, power light, side access door, borrowed window, covered area with access to front/rear

GARDEN

Mature rear garden, with well manicured lawned rockeries, plants/shrubs, feature summer house with electric, green house with electric, vegetable plot, outside cloaks/WC, outside store/shed and paved seating areas

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

