

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.

Tenure

Freehold

Council Tax Band

D

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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

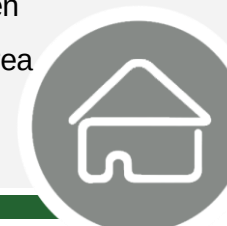
Estate Agencies



Wheatclose Road | Barrow-in-Furness | LA14 4EJ

Asking Price £370,000

- Extended Semi Detached Family Home
- Sought After Location In Hawcoat
- Hallway, GF Cloaks, Bay Window Lounge
- Sitting Room, Kitchen/Diner
- 4 Bedrooms Over 2 Floors
- Family Bathroom
- CH, DG, Off Rd Parking For 2 Vehicles
- Front Garden, Mature Rear Garden
- Outhouse/Store, Covered BBQ Area
- Council Tax Band D





Property Description

We are delighted to bring to the market this well presented extended semi-detached family home, in the sought after location in Hawcoat, with living accommodation over 3 floors, close to local transport links, school etc. The property comprises of entrance hallway with feature spindle staircase, ground floor cloaks WC, bay window lounge, extended sitting room, fitted kitchen/diner, 1st floor offers 3 double bedrooms and family bathroom, staircase to 2nd floor to 4th bedroom. The property benefits from central heating, double-glazing, off-road parking for 2 vehicles, easy maintenance front garden, extensive rear garden with lawned area, paved seating areas, outhouse/store with covered BBQ area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Drainage, Phone

LOCATION

<https://what3words.com/square.caring.finishing>

FRONTAGE

Off road parking giving access to side of property, easy maintenance front garden area with plants/shrubs

ENTRANCE HALL

Double glazed window, spindle staircase, parkay style flooring, coved ceiling, under stairs storage and doors to

LOUNGE

10' 7" x 15' 2" (3.25m x 4.64m)

Double glazed bay window, feature fireplace with wood burner style fire, hearth, coved ceiling with feature spotlights in alcoves, wood effect flooring

SITTING ROOM

17' 6" x 11' 1" (5.35m x 3.40m)

Double glazed patio doors with double glazed windows to rear, wall mounted log effect fire, radiator and coved ceiling

CLOAKS W/C

Double glazed window low level WC, feature hand wash basin with mixer taps/vanity unit, tiled splash, radiator, ceiling spotlight and tiled flooring

KITCHEN

12' 6" x 10' 11" (3.83m x 3.33m)

Double glazed windows, radiator, double glazed door to rear garden, fitted walnut effect wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated oven, 4-ring hob with extractor over, wine rack, ceiling spotlight and tiled flooring

LANDING

Double glazed frosted window, radiator, spindle staircase, balustrade stairs to 2nd floor, coved ceiling and doors to

BEDROOM 1

Double glazed bay window, radiator, fitted white wardrobes, vanity unit and coved ceiling

BEDROOM 2

11' 0" x 12' 9" (3.36m x 3.90m)

Double glazed window, radiator, picture rail and coved ceiling

2ND FLOOR BEDROOM 3

12' 5" x 12' 7" (3.80m x 3.86m) Double glazed Velux windows, radiator and storage into eaves

BEDROOM 4

10' 7" x 8' 3" (3.23m x 2.52m) Double glazed window and radiator

BATHROOM

Double glazed window, double glazed Velux window, radiator x 2, 3-piece low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed shaped bath with double headed shower over, tiled splash, tiled flooring and ceiling spotlight

GARDEN

Rear enclosed well maintained rear garden with extensive lawned area with plants/boarders/shrubs, paved seating areas, raised patio seating area, outhouse/store with covered BBW area, with power light, water tap and 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 ** |

