

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.

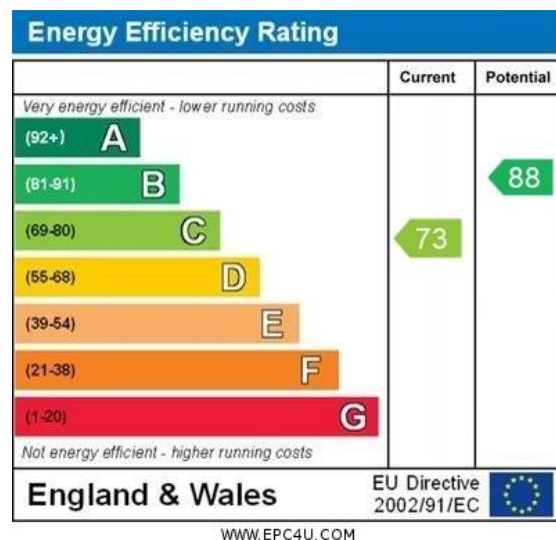
General

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.

ROSS

Estate Agencies



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.

Tenure

Freehold

Council Tax Band

B

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Portsmouth Street | Barrow-in-Furness | LA14 3AJ **Asking Price £239,950**

- Well Presented Semi-Detached Home
- Sought After Location On Walney
- Hallway, Lounge
- Modern Fitted Kitchen/Diner
- 3 Bedrooms
- Modern Fitted Shower Room
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Front/Rear Gardens
- Viewing Highly Recommended
- Council Tax Band B



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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home on Walney, close to local schools, amenities, transport links, coastal beaches and to local employer BAE. Then property has been updated by the current vendor and comprises of entrance hallway, lounge, spacious modern fitted kitchen/diner, 3 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, easy maintenance front garden with off road parking and access to the garage, rear enclosed garden with artificial grass, paved seating areas with raised seating and access to the garage. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/chill.pile.noting>

FRONTAGE

Easy maintenance front garden with artificial grass, off road parking, access to garage, double glazed door to

ENTRANCE HALLWAY

Double glazed frosted window, dado rail, stairs to first floor, grey flooring, a radiator and a door to

LOUNGE

10' 11" x 13' 8" (3.35m x 4.18m)

Double glazed window, dado rail, coved ceiling, grey flooring and doors to

KITCHEN/DINER

17' 1" x 10' 7" (5.23m x 3.23m)

Double glazed window, double glazed patio doors to rear garden, fitted high shine white wall and base drawer units with worktops to compliment, inset black one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for dish washer, wine rack, dado rail, cove ceiling, grey flooring and a radiator

LANDING

Double glazed frosted window, spindle balustrade, access to loft with pull down ladder, dado rail and doors to

BEDROOM 1

9' 8" x 13' 5" (2.96m x 4.09m)

Double glazed window, fitted white mirrored wardrobes and a radiator

BEDROOM 2

9' 0" x 9' 6" (2.75m x 2.90m)

Double glazed window, built in storage cupboard, fitted white double door wardrobe and a radiator

BEDROOM 3

7' 11" x 7' 6" (2.42m x 2.30m)

Double glazed window, built in wardrobes/storage

BATHROOM

Double glazed frosted window, modern fitted 3 piece suite, low level W.C with hand wash basin, mixer taps/vanity unit, double headed shower with walk in shower cubicle, feature tiled walls, tiled flooring, spotlight ceiling and a radiator

AGENT NOTE

GARAGE

20' 2" x 9' 5" (6.17m x 2.88m)

Up and over door, power/light, plumb for washer, door to rear garden, double glazed frosted window and a storage cupboard

GARDEN

Rear enclosed easy maintenance garden with acritical grass, paved patio areas, raised seating areas, access to garage and a water tap

VIEWING

Key accompanied.

Draft particular subject to client approval

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**

