

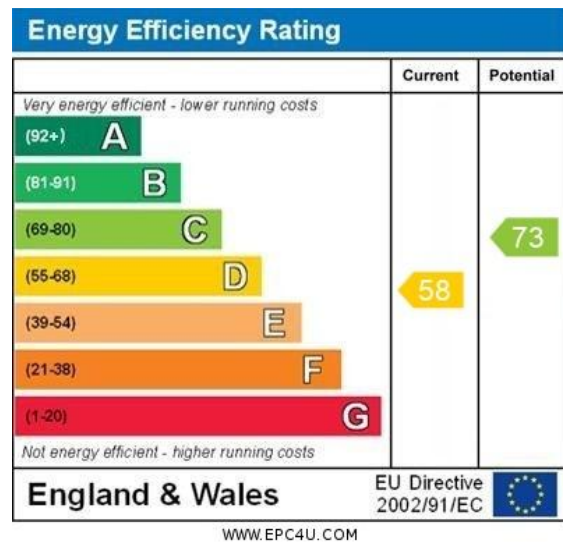
Lucy Boardman (Formerly Lloyds Bank) -

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



Portland Crescent | Barrow-in-Furness | LA14 4EU Asking Price £299,950

- Semi-Detached Dormer Bungalow
- Popular Location In Hawcoat
- Spacious Living Accommodation
- Hallway, Bay Window Lounge
- Fitted Kitchen, Utility Area
- Bathroom/Separate Cloaks/W.C
- 3/4 Bedroom With En-Suite to Bedroom 4
- Mature Gardens To Front/Rear
- Off Road Parking, Detached Garage
- Council Tax Band C





Property Description

We are delighted to bring to the market this spacious semi-detached dormer bungalow in the popular location in Hawcoat. The property offer excellent living accommodation with a hallway leading to a bay window lounge, fitted kitchen with utility room/sun room, bathroom with separate cloaks/W.C, 3 bedrooms with a further 4th bedroom in the dormer with an En-Suite. The property benefits from central heating, double glazing, off road parking for several vehicles leading to the detached garage and mature gardens to front/rear with paved patio areas. The property is being sold with vacant possession and viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/flag.reject.axed>

ENTRANCE HALL

Access to loft with pull down ladder, storage cupboard, stairs to dormer, a radiator and doors to

LOUNGE

11' 5" x 15' 10" (3.49m x 4.83m)

Double glazed bay window, feature fire place with coal effect fire, coved ceiling and 2 radiators

KITCHEN

Double glazed window, fitted white wall and base drawer units with worktops to compliment, inset one

and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob, tiled splash, a radiator and a door to utility

UTILITY/SUN ROOM

Double glazed windows, double glazed door, plumb for washer, tiled flooring and a work top store area

CLOAKS/W.C

Double glazed frosted window, low level W.C, radiator and tiled walls

BEDROOM 1

14' 0" x 10' 9" (4.28m x 3.29m)

Double glazed window and a radiator

BEDROOM 2

10' 5" x 12' 0" (3.18m x 3.67m)

Double glazed window, fitted wardrobes and a radiator

BEDROOM 3

11' 1" x 11' 0" (3.39m x 3.37m)

Double glazed window and a radiator

LANDING

Storage cupboard, door to dormer

BEDROOM 4

11' 7" x 11' 3" (3.54m x 3.43m)

Double glazed window, storage cupboard and a door to En-Suite

EN-SUITE

Double glazed Velux window, 3 piece suite low level W.C, pedestal hand wash basin with taps, corner shower cubicle with shower, tiled splash and a storage cupboard

BATHROOM

Double glazed frosted window, hand wash basin with taps/vanity unit, panel enclosed bath with shower over, tiled walls, storage cupboard and a radiator

GARAGE

9' 6" x 20' 0" (2.92m x 6.11m)

Up and over door with power/light and a double glazed door to rear garden

GARDEN

Rear enclosed mature garden with plants/shrubs, easy maintenance paved patio areas, side access gate and access to garage

VIEWING

Key accompanied

Draft particular subject to client approval

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

