

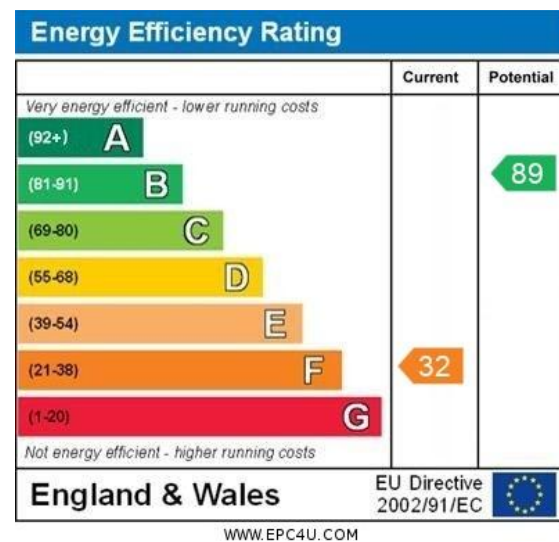
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com



ROSS

Estate Agencies



Trent Vale | Barrow-in-Furness | LA14 3NB

Asking Price £135,000

- Spacious Family Home On Walney
- Ideal Living Accommodation
- Hall, Lounge, Conservatory
- L-Shaped Kitchen/Diner, DG, Utility Area
- 3 Good Size Bedrooms
- Shower Room, Separate Cloaks/WC
- CH, DG
- Front/Rear Mature Gardens
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this spacious family home in the sought after location on Walney, close to local amenities transport links, coastal beaches and local employer BAE. the property comprises of entrance hallway leading to a spacious lounge with a conservatory, L-shaped kitchen/diner with a double glazed sun room/utility area, 3 good size bedrooms, shower room with separate cloaks/WC. The property benefits from central heating, double glazing, mature front garden with an enclosed rear garden with mature plants/shrubs, paved area, fish pond outhouse/store sheds. Viewing is highly recommended as it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/crowned.encounter.tribes>

FRONTAGE

Access gate to front garden with plants/shrubs, shale area and double glazed door to

ENTRANCE HALL

Double glazed frosted window, radiator, stairs to 1st floor, under stairs storage and doors to

LOUNGE

16' 0" x 11' 10" (4.88m x 3.61m)

Double glazed window, radiator, double glazed door to conservatory, feature fire place with fire

KITCHEN L-SHAPED DINER

14' 1" x 16' 2" (4.30m x 4.94m)

Double glazed windows, double glazed door to rear, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, cooker point, plumbing for washer, breakfast bar and tiled splash

CONSERVATORY FROM KITCHEN

Double glazed windows, double glazed door to rear garden

LANDING

Access to loft, double door storage cupboard and doors to

BEDROOM 1

8' 11" x 12' 11" (2.73m x 3.96m)

Double glazed window, radiator, double storage cupboard, full length fitted wardrobes

BEDROOM 2

8' 2" x 9' 8" (2.50m x 2.97m)

Double glazed window, radiator, and laminate flooring

BEDROOM 3

11' 7" x 6' 8" (3.55m x 2.05m) Double glazed window and radiator

CONSERVATORY FROM LOUNGE

6' 5" x 9' 3" (1.96m x 2.84m)

Double glazed windows, double glazed door to rear garden, tiled flooring and electrics

CLOAKS/WC

Double glazed frosted window and low level WC

BATHROOM

Double glazed frosted window, radiator, hand wash basin with taps, corner shower cubicle with shower and panelled walls

GARDEN

Rear enclosed mature garden with paved area, paved seating area with fish pond, plants/shrubs, outhouse store/store sheds and water tap

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 **

