

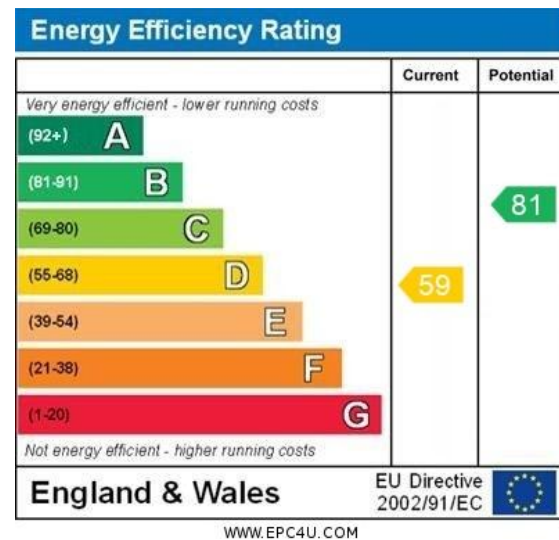
Lucy Boardman (Formerly Lloyds Bank) -

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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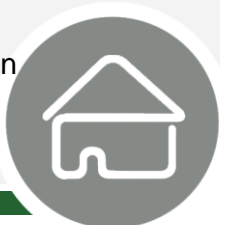
Estate Agencies



Friars Lane | Barrow-in-Furness | LA13 9NW

Asking Price £195,000

- Well Presented Semi Detached Family Home
- Popular Residential Area
- Updated And Modernised Throughout
- Hall, Bay Window Lounge
- Dining Room, Fitted Kitchen
- 2 Double Bedrooms
- Modern Fitted Bathroom
- CH, DG, Gardens To Front/Rear
- Garage Off Road Parking, No Chain
- Council Tax Band B





Property Description

We ae delighted to bring to the market this well presented and tastefully decorated semi detached home which has been fully modernised and updated by the current vendor this year! The property is close to local amenities, transport links, schools, etc. The property comprises of an entrance hallway, giving access to a bay window lounge, with a feature fireplace, dining room with patio doors, open to modern fitted white kitchen, with fitted appliances, 2 double bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, raised front garden with off road parking and detached garage, rear enclosed garden with seating areas and raised lawned area. Viewings are highly recommended to appreciate standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCTION

<https://what3words.com/rash.times.breath>

FRONTAGE

Front garden, driveway and double glazed door to

HALLWAY

Double glazed frosted window and stairs to 1st floor and door to

LOUNGE

16' 0" x 10' 2" (4.90m x 3.11m)

Double glazed bay window, radiator, feature fireplace with fire, coved ceiling

DINING ROOM

13' 10" x 9' 8" (4.23m x 2.97m)

Double glazed patio doors, radiator, laminate flooring, under stairs storage, open to kitchen

KITCHEN

Double glazed windows, radiator, recently fitted white wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, freezer, dishwasher, plumbing for washer, tiled splash, laminate flooring and ceiling spotlight

LANDING

Spindle balustrade, access to loft and doors to

BEDROOM 1

13' 11" x 10' 6" (4.25m x 3.21m)

Double glazed bay window and radiator

BEDROOM 2

10' 0" x 11' 5" (3.07m x 3.50m)

Double glazed window, radiator, fitted wardrobes, dado rail and storage cupboard

BATHROOM

Double glazed frosted window, modern fitted 3-piece suite, low level WC, feature hand wash basin with mixer taps and floating vanity unit, panelled enclosed bath with mixer taps, wall mounted double head shower, tiled splash, towel rail and storage cupboard

GARDEN

Rear enclosed garden with seating areas, side gate access and raised lawned area

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out

AGENCY 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.

