

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.

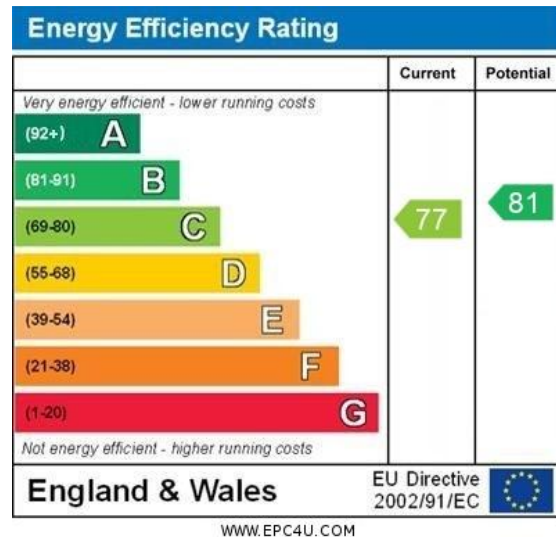
General

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

A

Contact Details

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

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Duddon Drive | Barrow-in-Furness | LA14 3TN

Asking Price £174,950

- Well Presented Family Home
- Sought After Location On Walney
- Completely Renovated By The Current Vendor
- Hallway, Spacious Lounge
- Dining Room, Utility Room
- Modern Fitted Galley Style Kitchen
- 3 Bedrooms, Modern Bathroom
- Central Heating, Double Glazing, Garden To Front/Rear
- Off Road Parking, No Chain
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings

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

We are delighted to bring to the market this well presented family home completely renovated by the current vendor on Walney, close to local amenities, transport links, schools and coastal beaches. The property comprises of an entrance hallway, leading to a spacious lounge, dining room with patio doors to rear garden, utility room, modern fitted galley style white kitchen with fitted appliances, 3 good size bedrooms and modern fitted bathroom. The property benefits from central heating, double glazing, easy maintenance front/rear garden with double gates leading to off road parking to the rear. The property has recently been fully rewired and replumbed, all windows overhauled by Wards and plenty more. The current vendor has confirmed this.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/sweat.events.daily>

FRONT GARDEN

Easy maintenance front garden, with lawned garden area with plants/shrubs side access gate, access path and double glazed door to

HALLWAY

Radiator, under stairs storage, stairs to 1st floor and door to

LOUNGE

12' 11" x 17' 1" (3.96m x 5.23m)

Double glazed windows, radiator, fireplace with pebble effect fire, coved ceiling and open archway to

DINING ROOM

10' 0" x 10' 3" (3.07m x 3.14m)

Double glazed patio doors to rear garden, radiator and doors to

UTILITY ROOM

2' 10" x 7' 2" (0.87m x 2.19m)

Double glazed frosted window, plumbing for washer and worktop

KITCHEN

Double glazed windows, galley style fitted white wall base drawer units with black worktop to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated oven, microwave, 4-ring hob with extractor over, fridge, freezer, radiator and grey flooring

LANDING

Double glazed frosted window, access to loft and doors to

BEDROOM 1

9' 5" x 17' 5" (2.89m x 5.32m)

Double glazed windows and radiator

BEDROOM 2

10' 0" x 9' 1" (3.06m x 2.77m)

Double glazed window and radiator

BEDROOM 3

Double glazed window, radiator and double door storage cupboard

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand basin with taps, panelled enclosed bath with telephone style mixer taps/shower head, panelled enclosed walls, radiator and panelled ceiling

REAR GARDEN

Mature garden with double gates, giving off road parking area, lawned area with plants, shrubs, paved seating areas and side access gate

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.

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

