

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.

Tenure

Freehold

Council Tax Band

B

Contact Details

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

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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.



ROSS Estate
Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Abbotsmead Approach | Barrow-in-Furness | LA13 0BS | Asking Price £165,000

- Semi-Detached Family Home
- Hallway, Open Plan Living
- 3 Bedrooms
- Central Heating, Double Glazing
- Separate Garage To Rear
- In Need Of Modernising
- Lounge/Dining Room/Kitchen
- 4-Piece Suite Family Bathroom
- Gardens To Front/Rear
- Council Tax Band A





Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location close to local amenities, transport links, schools, etc. The property is in need of updating and is being sold with vacant possession. The property comprises of entrance hallway leading to an open plan spacious lounge, dining room, fitted kitchen, 3 bedrooms and a 4-piece suite family bathroom. The property benefits from central heating, double glazing, gardens to front and rear, with access to a separate garage, viewing is recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/rotate.repay.senior>

FRONTAGE

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

ENTRANCE HALL

Double glazed windows, radiator, under stairs storage, stairs to 1st floor and door to

LOUNGE

11' 1" x 13' 5" (3.39m x 4.09m)

Double glazed bay window, radiator, feature fire surround with coal effect fire and open archway to

DINING ROOM

11' 1" x 8' 4" (3.40m x 2.56m)

Double glazed patio doors, breakfast bar with glass display units and open to

KITCHEN

10' 5" x 11' 5" (3.19m x 3.49m)

Double glazed window, double glazed door, white fitted wall base drawer units with worktops to compliment, inset circular stainless steel sink with drainer, mixer taps, integrated double oven, 4-ring hob with extractor over, fridge, freezer, plumbing for washer, tiled splash, breakfast bar with glass display unit with spotlight lighting

LANDING

Access to loft, storage cupboard and doors to

BEDROOM 1

11' 1" x 10' 10" (3.40m x 3.32m)

Double glazed window and radiator

BEDROOM 2

10' 9" x 10' 11" (3.30m x 3.35m)

Double glazed window and radiator

BEDROOM 3

10' 11" x 7' 6" (3.33m x 2.31m)

Double glazed window, radiator, storage cupboard (boiler)

BATHROOM

Double glazed frosted window, 4-piece suite low level WC, pedestal hand wash basin with taps, panelled enclosed corner bath with taps, corner shower cubicle with shower, tiled walls and tiled flooring

GARAGE

Up and over door (on the image white garage door 3rd from the end)

GARDEN

Rear enclosed mature garden with plants, shrubs, trees, lawned area, paved seating area and rear access gate to the garage

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 **

