

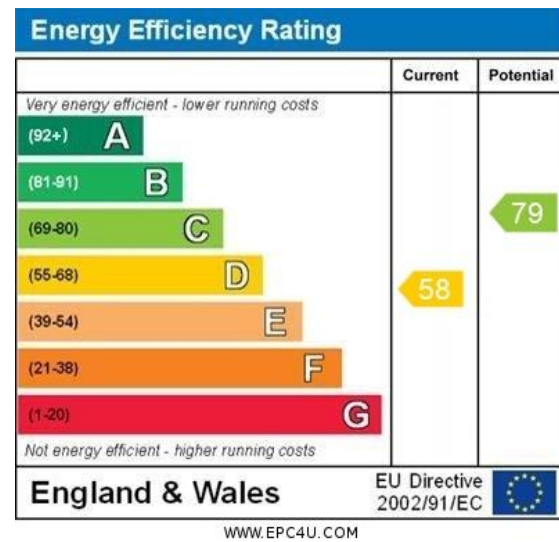
Lucy Boardman (Formerly Lloyds Bank) -

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



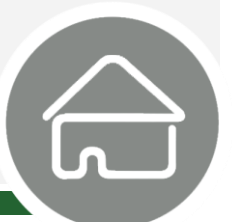
ROSS

Estate Agencies



Portland Crescent | Barrow-in-Furness | LA14 4EU Asking Price £275,000

- Semi Detached Extended True Bungalow
- Sought After Location In Hawcoat
- Hallway, Spacious Lounge, Dining Room
- Modern Fitted Kitchen, With Appliances
- 3 Good Size Bedrooms
- Modern Fitted Shower Room
- CH, DG, Off Road Parking
- Garden To Front/Rear
- Viewing Highly Recommended
- Council Tax Band C





Property Description

We are delighted to bring to the market this extended well presented and tastefully decorated semi-detached true bungalow, in the popular residential area in Hawcoat, close to local transport links, etc. The property comprises of an entrance hallway, leading to a modern fitted kitchen/bathroom, 3 good size bedrooms, spacious lounge, dining area with patio doors leading to the rear garden. The property benefits from central heating, double glazing, off road parking, easy maintenance front garden and a mature south facing rear garden with lawned area, decked area, plants and shrubs. The property has been updated and maintained throughout, is ready to move in, viewing is highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/shared.spun.clocks>

FRONTAGE

Off road parking, easy maintenance front garden with paved area, access to rear, double glazed door to

ENTRANCE HALL

Access to loft, radiator, laminate flooring and doors to

LOUNGE

16' 9" x 22' 3" (5.13m x 6.80m) Extended lounge dining area with double glazed windows, radiator, double glazed patio doors, laminate flooring, ceiling spotlight and door to walk in storeroom

KITCHEN

Double glazed window, radiator, fitted wall base drawer units with worktops to compliment, 1 1/2 bowl sink with mixer taps, integrated double oven with 4-ring hob, extractor over, fridge/freezer, dishwasher, washing machine, tiled splash, glass display unit, laminate flooring and double doors to

BEDROOM 1

9' 8" x 15' 5" (2.95m x 4.71m)

Double glazed window, radiator, laminate flooring, built in sliding door wardrobes

BEDROOM 2

10' 4" x 9' 8" (3.15m x 2.97m)

Double glazed window, radiator and laminate flooring

BEDROOM 3

12' 11" x 10' 9" (3.96m x 3.30m)

Double glazed window, radiator and laminate flooring

BATHROOM

Double glazed frosted window, radiator, modern fitted suite with grey carpentry, low level WC, hand wash basin with mixer taps, vanity storage units, walk-in shower cubicle with double headed shower, panelled walls, laminate flooring and panelled ceiling with spotlights

GARDEN

Rear enclosed mature garden with decked area, paved seating areas with raised flowerbed, lawned area with plants/trees, 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 **

