

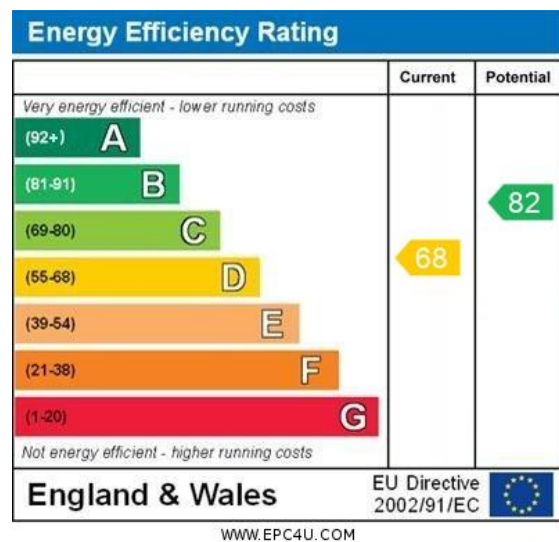
Lucy Boardman (Formerly Lloyds Bank) -

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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

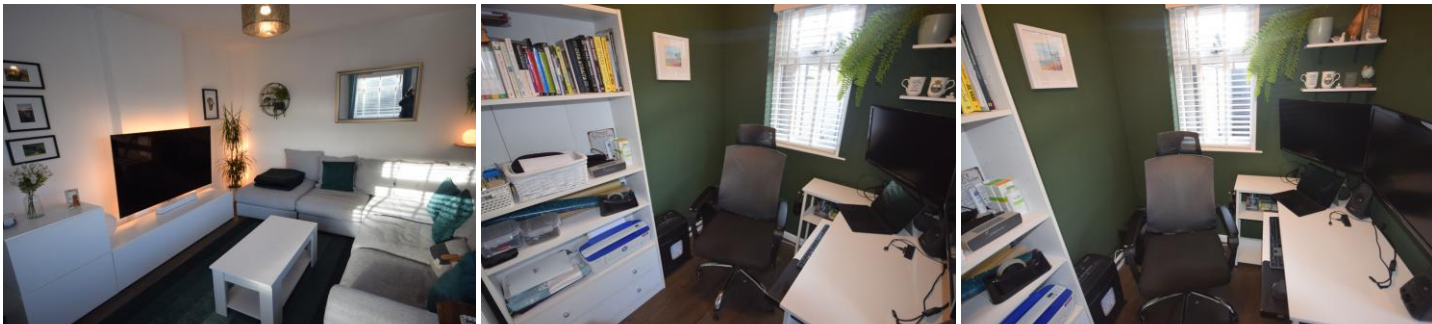
Estate Agencies



Windrush Crescent | Barrow-in-Furness | LA14 3UJ Asking Price £165,000

- Well Presented Family Home
- Tastefully Decorated Throughout
- Hallways, Spacious Lounge
- Fitted Coloured Kitchen/Diner, Study
- 2 Bedrooms, Family Bathroom
- CH, DG, Off Road Parking
- Easy Maintenance Gardens
- South After Location
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated family home in the sought after location on Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property is ready to move in condition and comprises of entrance hallway, spacious lounge, fitted coloured kitchen/diner with feature island, study room with store area, 2 double bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, easy maintenance front/rear gardens with seating areas, off road parking area to the front. The property would suit a variety of buyers and viewing is highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/couches.plus.advice>

FRONTAGE

Off road parking, easy maintenance front garden and double glazed door to

ENTRANCE HALL

Stairs to first floor with mood lighting, radiator, laminate flooring and doors to

LOUNGE

15' 3" x 11' 7" (4.67m x 3.55m)

Double glazed windows, radiator and laminate flooring

STUDY

6' 3" x 7' 6" (1.91m x 2.29m)

Double glazed window, radiator, store area, double glazed door to rear

KITCHEN

15' 3" x 8' 9" (4.67m x 2.69m)

Double glazed window, radiator, fitted coloured wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, dishwasher, breakfast bar, tiled splash, under stairs storage

LANDNG

Storage cupboard, radiator, laminate flooring and doors to

BEDROOM 1

15' 4" x 9' 5" (4.68m x 2.89m)

Double glazed window, radiator, double door storage cupboard and laminate flooring

BEDROOM 2

9' 9" x 11' 9" (2.98m x 3.60m)

Double glazed windows, radiator and over stairs storage

BATHROOM

Double glazed window, modern fitted 3-piece suite, low level WC, fitted wash hand basin, mixer taps, vanity unit, panelled enclosed bath with mixer taps/shower head, panelled walls, panelled ceiling with spotlights

GARDEN

Rear enclosed garden with paved seating area, artificial grass area, side garden area with seating area, access gate and water tap

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.

