

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

C

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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

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

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Portland Crescent | Barrow-in-Furness | LA14 4ET

Asking Price £285,000

- Well Presented Semi-Detached True Bungalow
- Sough After Location In Hawcoat
- Hallway, Bay Window Lounge
- Kitchen, Sitting Room
- 3 Bedrooms, Separate Sun Room
- Bathroom, Separate Cloaks/WC
- CH, DG
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented semi-detached TRUE bungalow in the popular residential area in Hawcoat, close to local amenities, transport links. The property comprises of vestibule, entrance hallway, leading to the bay window lounge, sitting room with patio doors to the sunroom, kitchen, 3 bedrooms, bathroom with separate cloaks/WC. The property benefits from central heating, double-glazing, off-road parking, giving access to a covered parking area and garage, easy maintenance front/rear garden. Viewings are highly recommended to appreciate size and standard on offer, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/navy.shadow.filled>

FRONTAGE

Off road parking, giving access to garage, front garden area with plants/shrubs, covered parking area with up/over door giving access to the rear garden

VESTIBULE

Double glazed door, tiled flooring, panelled walls and door to

ENTRANCE HALL

Storage cupboards, radiator, access to loft and doors to

LOUNGE

14' 0" x 11' 2" (4.28m x 3.41m)

Double glazed bay window, radiator, feature fire surround with coal effect fire and coved ceiling

SITTING ROOM

10' 8" x 11' 10" (3.26m x 3.62m)

Double glazed windows, double glazed patio doors to sunroom, feature fire surround with fire and coved ceiling

LEAN TO SUNROOM

13' 5" x 5' 3" (4.09m x 1.61m)

Double glazed windows, double glazed door, tiled flooring, door to storeroom and door to kitchen

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliments, inset white sink with mixer taps, integrated oven with 4-ring hob, with extractor over, integrated dishwasher, plumbing for washer and tiled splash

CLOAKS/WC

Double glazed frosted window, low level WC, built-in storage cupboard

BEDROOM 1

13' 9" x 10' 11" (4.20m x 3.34m)

Double glazed window, radiator and coved ceiling

BEDROOM 2

11' 2" x 10' 7" (3.42m x 3.24m) Double glazed window and radiator

BEDROOM 3

7' 2" x 11' 1" (2.19m x 3.40m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled walls and built-in storage cupboard

GARAGE

9' 8" x 17' 6" (2.95m x 5.34m) Double doors, power light and window

GARDEN

Rear enclosed easy maintenance garden, with plants/shrubs, steps leading down to side access to garage/parking

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****

