

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.



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.

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
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Solway Drive | Barrow-in-Furness | LA14 3XN

Asking Price £145,000

- Semi-Detached Family Home
- Sought After Location On Walney
- Hallways, Spacious Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Shower Room, Separate Cloaks/WC
- CH, DG
- Gardens To Front/Rear
- Viewing Recommended
- Council Tax Band B





Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location on Walney, close to local amenities, transport links, schools and coastal beaches. The property comprises of entrance hallway, spacious lounge, kitchen/diner, 2 double bedrooms, wet room with separate cloaks/WC. The property benefits from central heating, double glazing, gardens to front/rear. Viewing is recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/slug.park.design>

FRONTAGE

Easy maintenance front garden

VESTIBULE

Double glazed door

ENTRANCE HALL

Double glazed window, stairs to first floor, storage cupboard and doors to

LOUNGE

18' 0" x 12' 9" (5.51m x 3.89m)

Double glazed windows, radiator, feature fireplace with coal effect fire

KITCHEN/DINER

17' 7" x 12' 8" (5.38m x 3.87m)

Double glazed windows, double glazed door, fitted wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated double oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, under stairs storage, tiled flooring and coved ceiling

LANDING

Storage cupboard, access to loft and doors to

BEDROOM 1

17' 10" x 12' 11" (5.44m x 3.95m)

Double glazed windows, fitted wardrobes with overbed fitment, hand wash basin with unit, shower cubicle with shower and storage cupboard

BEDROOM 2

9' 9" x 12' 5" (2.98m x 3.81m)

Double glazed window, laminate flooring, over stairs storage cupboard

CLOAKS/WC

Double glazed frosted window, low level WC and panelled walls

BATHROOM

Shower room, double glazed frosted window, pedestal hand wash basin with mixer taps, wall mounted double headed shower, panelled walls, panelled ceiling and wet room style flooring

GARDEN

Rear enclosed garden with lawned area, plants/shrubs, outhouse storage, side access gate and greenhouse

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.

