

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
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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

ROSS

Estate Agencies



Black Butts Lane | Barrow-in-Furness | LA14 3JJ

Asking Price £149,950

- Semi-Detached Family Home
- Popular Location On Walney
- Hall, Open Plan Lounge, Dining Room
- Kitchen, 3 Bedrooms
- Wet Room Style Shower Room
- CH, DG
- Off Road Parking, Garage
- Gardens To Front And Rear
- Vacant Possession
- Council Tax Band B



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

Residential Sales Residential Lettings Commercial Sales & Lettings





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, schools, transport links, local beaches, etc. The property comprises of a porch, entrance hallway, open plan lounge/dining room, kitchen, 3 bedrooms and a shower room. The property benefits from central heating, double glazing, off road parking, giving access to the garage, easy maintenance front/rear garden.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/salad.humid.spit>

FRONTAGE

Double gates, off road parking, access to garage, easy maintenance front garden with lawned area, plants & shrubs

PORCH

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

ENTRANCE HALL

Under stairs storage, radiator, stairs to first floor and door to

LOUNGE

12' 2" x 9' 11" (3.73m x 3.04m) Double glazed bay window, feature fire surround with fire, dado rail, open to

DINING ROOM

10' 1" x 10' 7" (3.08m x 3.24m)

Double glazed bay window, dado rail and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted white wall base drawer units with worktops to compliment, inset white sink with mixer taps, integrated over, 4-ring hob with extractor over and tiled splash

LANDING

Double glazed window, spindle balustrade, access to the loft and doors to

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m)

Double glazed bay window, radiator and fitted mirrored sliding door wardrobes

BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.74m)

Double glazed bay window, fitted wardrobes with overbed fitment and side vanity unit

BEDROOM 3

6' 11" x 7' 11" (2.13m x 2.43m)

Double glazed window, radiator and fitted double door wardrobe

BATHROOM

Double glazed frosted window, radiator, low level WC, floating hand wash basin with taps, wall mounted shower, panelled walls, wet room style flooring and over stairs storage

GARAGE

Up/over door and power light

GARDEN

Easy maintenance rear garden, paved area with raised plants/boarders and 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

