

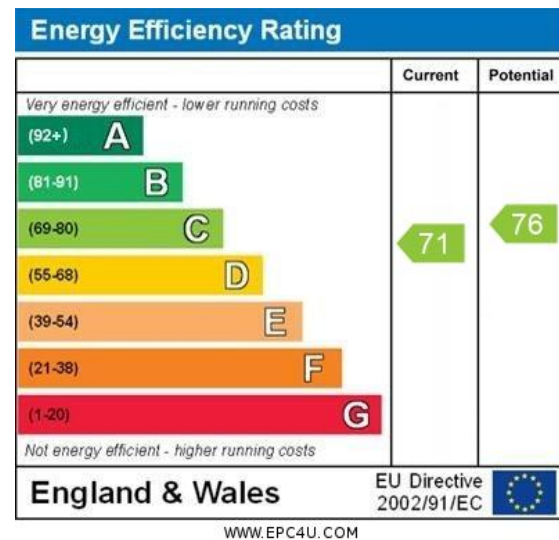
Lucy Boardman (Formerly Lloyds Bank) -

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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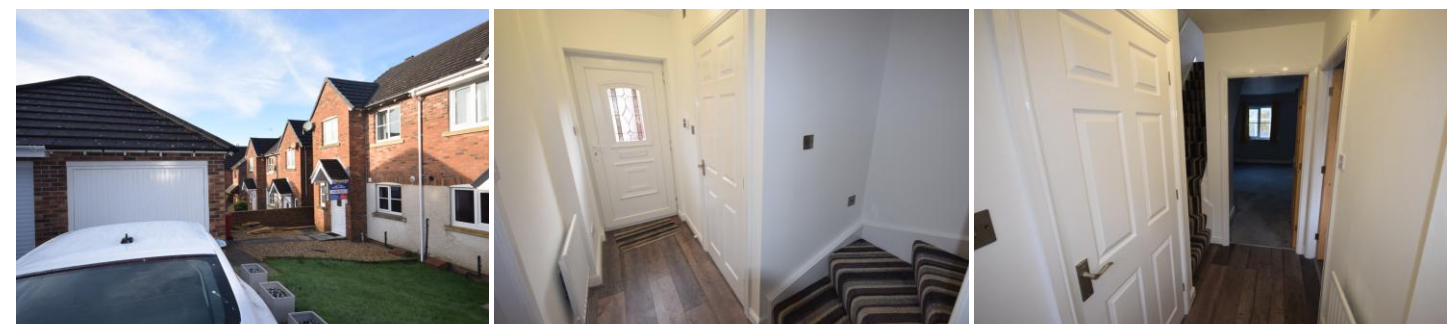
Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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ROSS

Estate Agencies



Redshaw Avenue | Barrow-in-Furness | LA13 0SU

Asking Price £245,000

- Modern Semi-Detached Family Home
- Popular Residential Area
- Hallway, Cloaks/WC
- Modern Kitchen, Spacious Lounge
- 3 Bedrooms, Master Having En-Suite
- Family Bathroom
- CH, DG, Conservatory
- Off Road Parking, Garage
- Garden To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented semi-detached family home, in the cul-de-sac location close to local amenities, transport links, schools etc. The property comprises of entrance hallway giving access to ground floor cloaks/WC, modern fitted grey kitchen, spacious lounge leading to the conservatory, 3 bedrooms with master having en-suite family bathroom. The property benefits from central heating, double glazing and off road parking giving access to the garage, easy maintenance gardens with raised decked area and seating area to the rear. Viewings are highly recommended, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/hero.office.factor>

FRONTAGE

Off road parking giving access to the garage, easy maintenance front garden area and side access to the rear

VESTIUBLE

Double glazed door to

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor and doors to

LOUNGE

Double glazed window, radiator, double glazed doors to conservatory, feature fireplace with pebbled effect fire

CLOAKS/WC

15' 3" x 15' 4" (4.66m x 4.69m)

Double glazed frosted window, low level WC, hand wash basin with taps, laminate flooring, tiled splash and panelled ceiling with spotlights

KITCHEN

Double glazed window, radiator, fitted grey wall base drawer unit with taps to compliment, inset black sink unit with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, laminate flooring and panelled ceiling with spotlights

CONSERVATORY

13' 7" x 8' 11" (4.15m x 2.73m)

Double glazed windows, radiator and double glazed patio doors to the rear garden

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

11' 9" x 10' 1" (3.60m x 3.08m)

Double glazed window, radiator, laminate flooring, over stairs storage cupboard and door to en-suite

EN-SUITE

Double glazed frosted window, 3-piece low level WC, pedestal hand wash basin with taps, corner shower cubicle with shower, laminate flooring and tiled splash

BEDROOM 2

8' 7" x 8' 11" (2.62m x 2.72m)

Double glazed window and radiator

BEDROOM 3

6' 7" x 7' 5" (2.03m x 2.27m)

Double glazed window and radiator

BATHROOM

3-piece suite, low level WC, radiator, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps, shower head over and tiled splash

GARAGE

18' 5" x 8' 11" (5.63m x 2.73m) Easy maintenance rear garden with raised paved seating area, decked area and side access

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 **

