

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.

%epcGraph_c_1_277%

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.

ROSS

Estate Agencies



Norland Avenue | Barrow-in-Furness | LA14 4EL

Asking Price £289,950

- Semi-Detached Family Home
- Sought After Location
- Hallway, Lounge
- Dining Room, Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C



ROSS Estate Agencies

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

Residential Sales Residential Lettings Commercial Sales & Lettings

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





Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location on Hawcoat close to local transport links, etc. The property comprises of entrance hallway, lounge, dining room, fitted kitchen/diner, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage, front garden with mature rear garden with lawned area, summer house and a green house. The property is being sold with vacant possession and no chain.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/pads.alien.expect>

FRONTAGE

Double gates to front off road parking giving access to garage, front garden with lawned area, plants/shrubs and double glazed double doors to

VESTIBULE

Double glazed door, double glazed frosted windows

ENTRANCE HALLWAY

Stairs to first floor, under stairs storage, a radiator and doors to

LOUNGE

14' 7" x 10' 3" (4.46m x 3.13m)

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

DINING ROOM

12' 6" x 11' 7" (3.83m x 3.55m)

Double glazed patio doors to rear garden, fire place with fire and a radiator

KITCHEN/DINER

Double glazed window, double glazed door to rear, fitted wall and base drawer units with work tops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, glass display unit, breakfast bar, plumb for washer, fridge, tiled splash and door to garage

LANDING

Double glazed window, access to loft, over stairs storage cupboard and doors to

BEDROOM 1

15' 10" x 10' 5" (4.83m x 3.19m)

Double glazed bay window, fully fitted bathroom suite with full length wardrobes, vanity bedside table units and a radiator

BEDROOM 2

12' 7" x 10' 5" (3.86m x 3.20m)

Double glazed window, fitted double door wardrobes with storage and a radiator

BEDROOM 3

8' 1" x 9' 4" (2.47m x 2.86m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, white 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash and a storage cupboard

GARAGE

16' 6" x 7' 8" (5.05m x 2.34m)

Bi-folding door, power/light, internal door to kitchen (boiler)

GARDEN

Rear enclosed mature garden with lawned areas, plants/shrubs, paved seating areas, summer house, green house and a storage shed



VIEWING

Key accompanied

Draft particular subject to client approval

AGENT 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

