

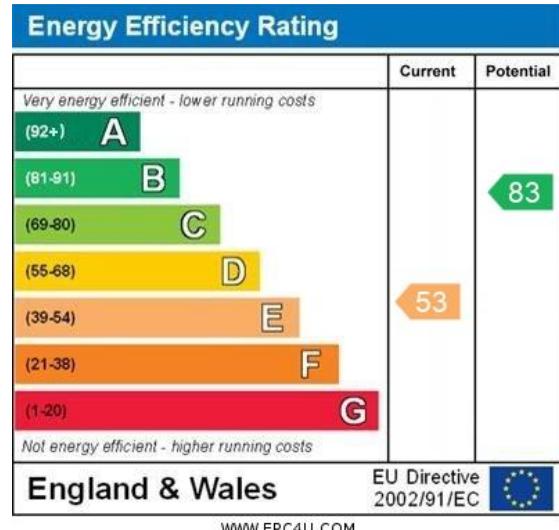
Lucy Boardman (Formerly Lloyds Bank) -

**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.

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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

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Residential Sales Residential Lettings Commercial Sales & Lettings

#### Tenure

Freehold

#### Council Tax Band

C

#### Contact Details

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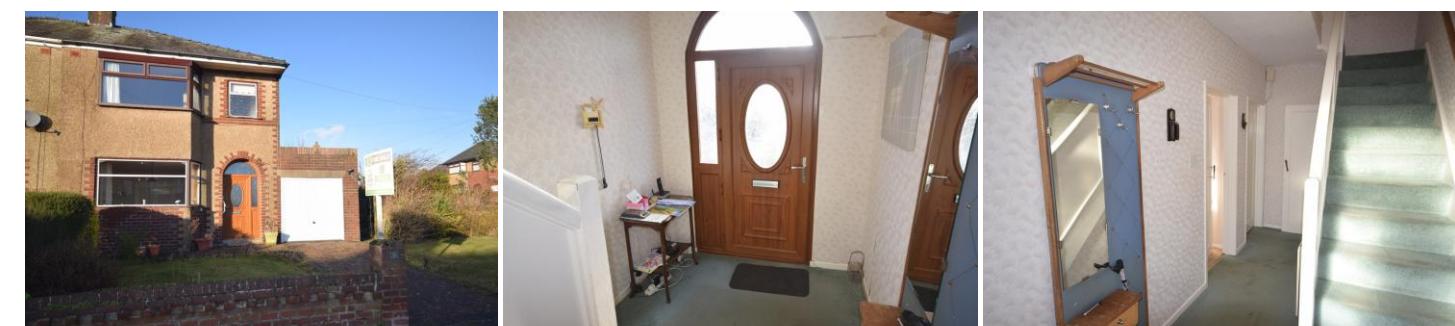
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# ROSS

## Estate Agencies



**Hartland Road | Barrow-in-Furness | LA14 4EP**

**Asking Price £210,000**

- Semi-Detached Family Home
- Sought After Location
- Hallway, Bay Window Lounge
- Dining Room, Fitted Kitchen
- Utility Room, 3 Bedrooms
- Family Bathroom
- Off Road Parking, Garage
- Mature Gardens Front/Side/Rear
- Vacant Possession
- Council Tax Band C





## Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location of Dane Avenue, Hawcoat. The property comprises of entrance hallway, bay window lounge, dining room, fitted kitchen, utility room, 3 bedrooms and a bathroom. The property benefits from double glazed window units in UPVC and wooden framed, storage heaters, off road parking giving access to the garage, mature gardens to front, side, rear with plants, shrubs and trees. The property is in need of updating and modernising throughout, which is reflected in the asking price, it's also being sold with vacant possession.

## Services

Gas, Electric, Water, Telephone, Drainage

## Location

<https://what3words.com/studio.dogs.dragon>

## Frontage

Off road parking, giving access to a garage, garden front/side and rear. Front garden with lawned area, plants/shrubs, side access gate to rear with lawned area, plants/shrubs and double-glazed door to

## Hallway

Stairs to first floor, storage heater, understairs storage and doors to

## Lounge

**15' 4" x 11' 6" (4.68m x 3.51m)** Double glazed bay window, storage heater and double doors to the dining room

## Dining Room

**15' 7" x 11' 8" (4.76m x 3.56m)** Double glazed window, storage heater and double doors to lounge

## Kitchen

**8' 5" x 2' 11" (2.58m x 0.91m)** Wooden framed double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for a washer, tiled splash, open to rear utility area, with wall/base unit, double glazed door to rear and internal door to the garage

## Landing

Wooden double-glazed window, over-stairs storage cupboard, access to loft and doors to

## Bedroom 1

**11' 11" x 15' 5" (3.65m x 4.72m)**

UPVC Double glazed window

## Bedroom 2

**11' 2" x 12' 9" (3.41m x 3.89m)**

Wood framed double glazed window and storage heater

## Bedroom 3

**7' 7" x 9' 4" (2.32m x 2.87m)**

Wood framed double glazed window

## Bathroom

Wooden double-glazed window, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over and tiled walls

## Garage

**9' 0" x 16' 10" (2.75m x 5.15m)**

Up/Over door, frosted window, power and light

## Rear/Side Garden

Enclosed rear garden with lawned area, plants, shrubs, shed, paved seating area, water-tap, side garden with plenty of mature plants/shrubs/trees 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

