




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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.

Tenure
Freehold

Council Tax Band

Contact Details

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ROSS
ESTATE AGENCIES



Strathmore Avenue | Barrow-in-Furness | LA14 3DH

Asking Price £159,950

- Desirable Semi-Detached Home
- Sought After Residential Location
- Full Renovated Throughout
- Private Good Size Garden Frontage
- Hall, Lounge Diner, Kitchen
- 3 Bedrooms And Bathroom
- Recently Landscaped Seating Area
- Off Road Parking
- Gas C/H, uPVC D.G
- Recent Gas C/H Installation (2017)

ROSS Estate Agencies

Registered Office
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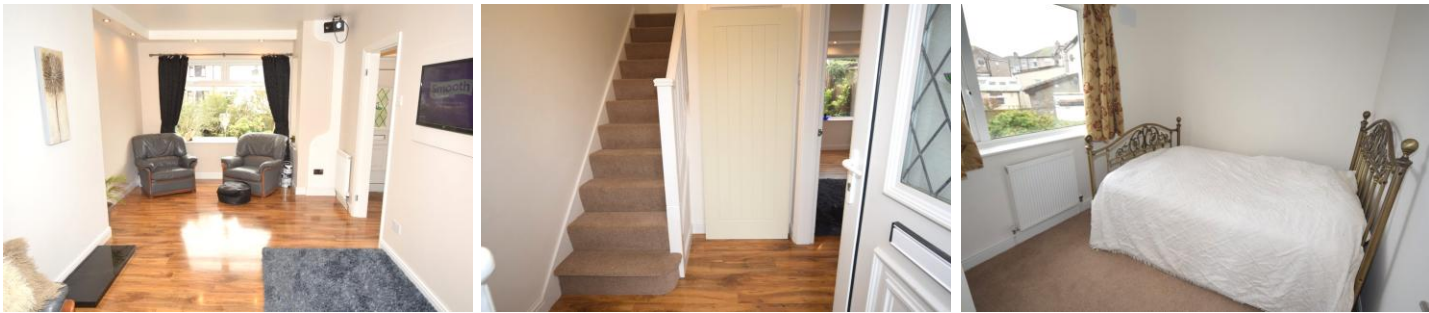
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated on central Walney in a sought after location, this fine semi-detached home is offered for sale in excellent condition throughout with a bright, light and airy feel to the property. The benefits including gas central heating, uPVC double glazing and accommodation comprising: good size garden frontage with drive access and off road parking, entrance hall, lounge diner, kitchen, 3 bedrooms and bathroom. To the rear is a private enclosed seating area. Offered for sale at a realistic price, early viewing is recommended.

SERVICES

Gas, Water, Electric, Drainage

FRONTAGE

Having very good sized easily maintained private lawned garden frontage with mature borders, 1 external power point and drive access with off road parking

ENTRANCE HALL

Having uPVC double glazed front door, uPVC double glazed window, laminated wood flooring, 2 power points, 1 radiator and built in cupboard with 2 power points.

LOUNGE DINER

21' 11" x 10' 9" (6.68m x 3.28m)

Having marble hearth and gas point, laminated wood flooring, 9 power points, 2 radiators, 1 TV point, pelmet lighting, 2 uPVC double glazed windows and open arch to the kitchen.

KITCHEN

Having white fronted wall and base storage cupboards, wood effect working surfaces, rebated 1 1/2 bowl stainless steel sink unit, 4 ring gas hob, electric fan assisted oven, extractor hood, 11 power points, 1 radiator, plumbed for a washer dryer, plumbed for a dishwasher, integrated fridge freezer, laminated wood flooring, wall mounted gas central heating combi boiler, 3 uPVC double glazed windows, double glazed skylight and uPVC double glazed door to the rear.

LANDING

Having uPVC double glazed window and access to all rooms.

BEDROOM 1

13' 2" x 9' 10" (4.01m x 3m)

Having 8 power points, 1 radiator, 1 TV point and 2 uPVC double glazed windows.

BEDROOM 2

9' 10" x 8' 7" (3m x 2.62m)

Having 4 power points, 1 radiator, 1 TV point, built in storage cupboard and uPVC double glazed window.

BEDROOM 3

6' 11" x 6' 6" (2.11m x 1.98m)

Having 2 power points, 1 radiator and uPVC double glazed window.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Having white suite with bath, over bath electric shower and screen, WC, wash basin, tiled surrounds, heated stainless steel towel rail and uPVC double glazed window.

GARDEN

Having low maintenance enclosed south facing seating area to rear.

VIEWING

Key accompanied, telephone first

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.

