



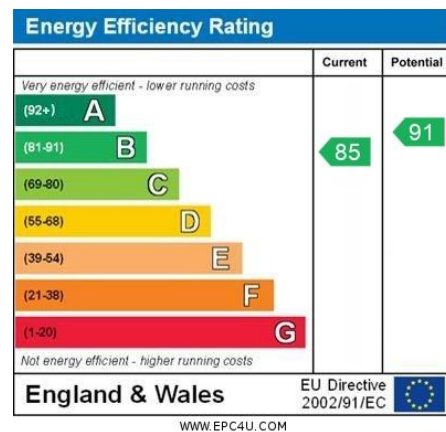
Lucy Boardman (Formerly Lloyds Bank) -

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.



Tenure
Freehold

Council Tax Band

Contact Details

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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



Rock Lea Close | Barrow-in-Furness | LA13 9FA

Asking Price £500,000

100% PART EXCHANGE AVAILABLE ANYWHERE IN THE UK

- Unique Opportunity Rarely Available Ex Show House
- Detached New Build In A Sought After Location
- Exceptional Living Accommodation
- Lounge, Sitting Room, Ground Floor Cloaks/W.C
- Kitchen/Diner With Bi Folding Doors /Family Room
- 3 Double Bedrooms With 2 Ensuites
- Master Bedroom With Dressing Room/Ensuite
- Family Bathroom, Gas C/ Heating, D/ Glazing
- Gardens To Front/Rear, Off Road Parking
- Viewing Highly Recommended To Appreciate Size And Standard On Offer



Property Description

We are delighted to bring to the market this exclusive style mews new build family home on the very new estate of Abbey Road in a sought after location close to popular schools and the A590. The property is ready to move into and because it is a show home it is being sold with curtains, blinds, carpets etc. The property is presented to a very high standard and tastefully decorated throughout with accommodation over 3 floors. The property comprises of; an entrance hall, lounge, stunning room, stunning kitchen/diner/family room, ground floor cloaks/W.C, to the 1st floor 3 double bedrooms with 1 having an ensuite, family bathroom, 2nd floor master having dressing room with ensuite. The property benefits from gas central heating, gardens to front and rear, off road parking. Viewing is highly recommended. **SOLD AS SEEN**

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE Having front garden area with paved access path, block paved off road parking for several cars, access to rear garden and double glazed door to entrance hall.

ENTRANCE HALL Having storage cupboard, stairs to 1st floor, radiator, double doors to kitchen/diner and doors to lounge.

LOUNGE 11' 4" x 18' 11" (3.47m x 5.78m) Having double glazed lead effect windows, feature fire surround with fire, spotlight ceiling, radiator and TV point.

KITCHEN/DINER

24' 4" x 12' 4" (7.44m x 3.76m) Having double glazed effect window, bio folding doors, double glazed velux windows, tiled flooring, fitted high shine wall and base storage units with working tops to compliment, inset 1 1/2 bowl sink unit with mixer taps, integrated Zanussi triple oven, fridge/freezer/washing machine, induction hob with extractor over, radiator and spotlight ceiling.

SITTING ROOM

8' 4" x 13' 11" (2.56m x 4.25m) Having double glazed lead effect window and spotlight ceiling.

CLOAKS/W.C

Having low level W.C, feature hand wash basin with feature taps and floor fully tiled

LANDING

Having storage cupboard, spotlight ceiling, spindle staircase, radiator and stairs to second floor.

BEDROOM 1

15' 8" x 12' 3" (4.80m x 3.74m) Having double glazed lead effect windows, spotlight ceiling, open to walk in wardrobe area with 2x double mirrored built in wardrobes, spotlight ceiling and door to ensuite.

ENSUITE

Having double glazed frosted window, 3 piece suite, low level W.C, feature hand wash basin with mixer taps, double shower cubicle with double headed shower, tiled splash area, tiled flooring, spotlight ceiling and heated towel rail.

BEDROOM 2

10' 7" x 11' 1" (3.23m x 3.39m) Having double glazed lead effect window, radiator and TV point.

BEDROOM 3

10' 10" x 7' 6" (3.32m x 2.31m) Having double glazed lead effect window, triple mirrored built in wardrobes.

BEDROOM 4

16' 10" x 15' 11" (5.15m x 4.87m) Having double glazed velux windows, 2 radiators, built in storage cupboard, large walk in wardrobe with spotlights, spotlight ceiling and door to ensuite.

FAMILY BATHROOM

Having double glazed velux window, 3 piece suite, low level W.C, feature pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps and double headed shower, tiled splash area, tiled flooring, spotlight ceiling.

REAR GARDEN

Fully turfed and landscaped with a 6ft close boarding fence.

VIEWING

Key accompanied.

Draft particulars subject to client approval.

SOLD AS SEEN

