

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.

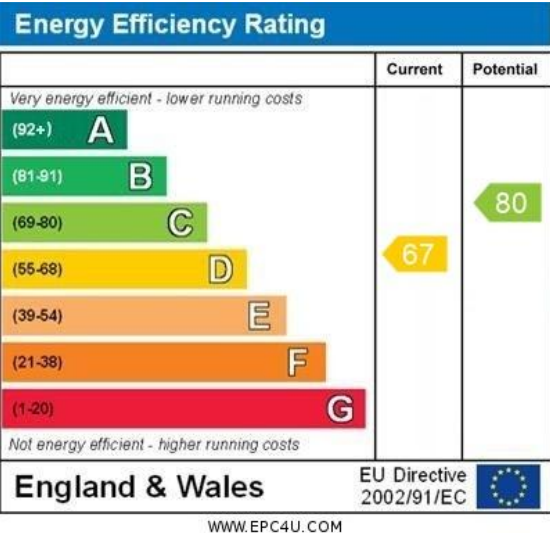
Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out **

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.

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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.

Tenure

Freehold

Council Tax Band

D

Contact Details

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01229 825636



Holyoake Avenue | Barrow-in-Furness | LA13 9LH Asking Price £299,950

- Detached Family Home
- Cul De Sac Location
- Hallway, GF Cloaks/W.C
- Spacious Lounge
- Modern Fitted Kitchen/Diner
- 4 Bedrooms, Family Bathroom
- Conservatory, Gardens
- Off Road Parking, Garage
- Viewing Highly Recommended
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
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Property Description

We are delighted to bring to the market this well presented tastefully decorated detached family home in a cul de sac location, close to local amenities, transport links and popular schools. The property offers excellent family living accommodation comprising of entrance hallway giving access to spacious lounge, ground floor cloaks/W.C, modern fitted kitchen/diner open to the conservatory, 4 bedrooms and a family bathroom. The property benefits from central heating, double glazing, gardens to front and rear, off road parking giving access to the garage. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Drainage, Telephone

LOCATION

<https://what3words.com/seated.shell.cotton>

FRONTAGE

Off road parking giving access to garage

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, stairs to 1st floor, under stairs storage, coved ceiling, doors to

LOUNGE

11' 5" x 15' 9" (3.50m x 4.81m)

Radiator, double glazed windows, feature fireplace with coal effect fire, coved ceilings

GROUND FLOOR CLOAKS/W.C

Radiator, double glazed frosted window, low level W.C, hand wash basin with taps, laminate flooring, coved ceiling

KITCHEN/DINER

17' 6" x 8' 5" (5.35m x 2.57m)

Radiator, double glazed window, fitted white wall base drawer units with worktops to compliment, stainless steel sink unit with mixer taps, integrated oven, microwave, 4 ring hob, fridge/freezer, open to

CONSERVATORY/DINING AREA

12' 1" x 8' 11" (3.69m x 2.73m)

Double glazed door, double glazed windows, laminate flooring

LANDING

Spindle balustrade, double door storage, access to loft, doors to

BEDROOM 1

8' 3" x 17' 2" (2.54m x 5.25m)

Two radiators, double glazed windows, laminate flooring, coved ceiling

BEDROOM 2

12' 2" x 9' 7" (3.71m x 2.93m)

Radiator, double glazed window, laminate flooring, coved ceiling

BEDROOM 3

12' 0" x 9' 8" (3.66m x 2.95m)

Radiator, double glazed window, laminate flooring, coved ceiling

BEDROOM 4

8' 0" x 7' 7" (2.46m x 2.32m)

Radiator, double glazed window, laminate flooring, coved ceiling

BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps, shower over, laminate flooring, tiled walls

GARAGE

16' 6" x 8' 6" (5.05m x 2.60m)

Electric up/over door, power/light, double glazed door, double glazed window, plumbing for a washer

GARDEN

Enclosed rear garden with paved seating area, mature plants/shrubs/trees, artificial grass, side access gate

