

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.



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.

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
C

Contact Details

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ROSS

Estate Agencies



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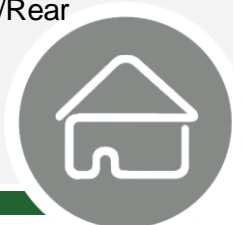
Asking Price £295,000

- Extended Semi Detached Family Home
- Spacious Living Accommodation
- Hall, Dining Room, Lounge
- Kitchen Diner, Utility Area
- Extended Sitting Room, Kitchenette, Shower Room
- 3 Bedrooms
- Family Bathroom
- CH, DG, Gardens to Front/Side/Rear
- Off Road Parking
- Council Tax Band C



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this extended semi-detached family home in the sought after location on Flass Lane, close to local amenities, transport links, schools etc. The property comprises of an entrance hall area, bay window dining room, spacious lounge, fitted kitchen/diner, sitting room with a kitchenette, modern fitted shower room, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, side extension with a utility room, two drives giving access to two private enclosed gardens with seating areas and access to the rear garden with lawned areas and seating areas. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/clay.pets.clock>

FRONTAGE

Off road parking for several cars as it has two driveways, easy maintenance raised front garden with artificial grass, plants, borders, shrubs, side access to rear garden, outside electric and double-glazed door to

ENTRANCE HALL

Double glazed frosted window, radiator, stairs to first floor and doors to

DINING ROOM

14' 9" x 12' 1" (4.51m x 3.69m)

Double glazed bay window, radiator, feature fire surround with pebble effect fire and coved ceiling

LOUNGE

14' 7" x 14' 10" (4.45m x 4.53m)

Double glazed window, radiator, feature fire surround with pebble effect fire, coved ceiling and door to

KITCHEN/DINER

14' 5" x 9' 8" (4.41m x 2.95m)

Double glazed windows, double glazed frosted stable style door, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, wine rack, glass display unit, tiled splash, plumbing for dishwasher, integrated fridge, spotlight ceiling and door to

SIDE EXTENSION

15' 6" x 10' 5" (4.73m x 3.20m)

Double glazed patio doors to side garden, double glazed door to front utility area, double glazed window, laminate flooring and doors to

KITCHENETTE

4' 8" x 8' 8" (1.44m x 2.66m)

Double glazed window, fitted wall bas units with worktops to compliment, inset circular stainless-steel sink with mixer taps, integrated oven, plumbing for washer, tiled walls and laminate flooring

UTILITY AREA

4' 8" x 8' 9" (1.43m x 2.67m)

Up/Over Electric door, power/lights

BATHROOM/SHOWER ROOM

5' 6" x 8' 9" (1.70m x 2.67m)

Double glazed frosted window, fitted 3-piece suite, low level WC with hand wash basin with mixer taps with grey units and worktops, corner shower cubicle with shower, panelled walls, radiator, ceiling spotlights

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

14' 9" x 13' 1" (4.52m x 3.99m) Double glazed bay window, radiator and coved ceiling

BEDROOM 2

7' 11" x 11' 10" (2.43m x 3.61m) Double glazed window, radiator, coved ceiling, fitted cupboard (boiler)



BEDROOM 3

8' 10" x 7' 5" (2.70m x 2.27m) Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, shower over, tiled walls and storage cupboard

GATED GARDEN

Side private garden with artificial grass, seating area, storage shed, access to rear, paved seating areas with lawned area, plants/shrubs

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 **

