

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

C

Contact Details

16-18 Cavendish Street
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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Rakesmoor Lane | Barrow-in-Furness | LA14 4LQ

Asking Price £319,950

- Stunning Extended Semi Detached Family Home
- Sought After Location In Hawcoat
- Well Presented And Tastefully Decorated Throughout
- Porch, Hallway, Spacious Lounge/Diner
- Modern Fitted Kitchen/Diner
- 3 Bedrooms, Bathroom
- Cloaks/WC, CH, DG
- Conservatory, Off Road Parking
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning well-presented semi-detached extended family home in the sought-after location in Hawcoat, close to local amenities, transport links, popular golf course.

The property is well presented and tastefully decorated throughout and updated by the current vendor. The property comprises off entrance double glazed porch leading to the hallway, spacious lounge/diner with a feature brick fireplace with wood burner style fire, fitted kitchen/diner and conservatory. To the first floor the property offers three well-presented bedrooms and a bathroom with a separate cloak/WC.

The property benefits from central heating, double glazing, ample off road parking giving access to the garage, well maintained rear enclosed garden with decked area, raised seating area, lawned area with plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Rakesmoor Lane is a continuous road off Hawcoat Lane, in the popular residential area in Hawcoat Lane, close to local transport links, popular golf course and Furness General Hospital

<https://what3words.com/lakes.rubble.trail>

FRONTAGE

Off road parking, easy maintenance front garden area with shale area for added extra parking, access to the garage, double glazed door to the porch, double glazed windows, panelled ceiling and double-glazed door to

ENTRANCE HALL

Spindle staircase to first floor, radiator, understairs storage, LVT flooring and doors to

LOUNGE

26' 2" x 11' 3" (7.98m x 3.45m)

Double glazed window, 2 x radiators, double glazed sliding doors to conservatory, feature fireplace with multi-fuel wood-burner style fire with hearth, picture rail, LVT flooring and coved ceiling

DINING ROOM

10' 1" x 6' 2" (3.09m x 1.89m)

Double glazed patio doors to the rear garden, radiator, LVT flooring and open to the kitchen

KITCHEN

Double glazed window, fitted high shine grey wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated double oven, fridge, tiled splash, LVT flooring, ceiling spotlights, open to dining room and door to garage

CONSERVATORY

9' 5" x 9' 0" (2.89m x 2.76m)

Double glazed windows, double glazed patio doors and LVT flooring

LANDING

Double glazed frosted window, spindle staircase/balustrade, access to the loft with pull-down ladder and doors to

BEDROOM 1

10' 2" x 13' 7" (3.12m x 4.16m)

Double glazed window and radiator

BEDROOM 2

10' 0" x 12' 11" (3.06m x 3.95m)

Double glazed window and radiator

BEDROOM 3

7' 9" x 7' 6" (2.38m x 2.31m)

Double glazed window and radiator



CLOAKS/WC

Double glazed frosted window, low level WC, part panelled walls and LVT flooring

BATHROOM

Double glazed frosted window, radiator, pedestal handwash basin with taps, panelled enclosed bath with shower over, part panelled walls, LVT flooring and storage cupboard

GARAGE

17' 5" x 10' 5" (5.33m x 3.18m) Double glazed double doors to the front, power/light, plumbing for washer, worktops/shelving and wall units

GARDEN

Rear enclosed easy maintenance extensive garden with raised paved patio/seating area, decked area, lawned area with plants/shrubs, storage shed, raised seating area and water tap

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 **

