



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.



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
A

Contact Details
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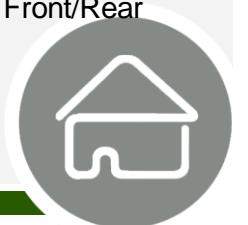
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Asking Price £175,000

- Well Presented Mews Style Property
- Renovated Throughout By Current Vendor
- Hall, Spacious Lounge, Double Doors
- Modern Fitted Kitchen
- Conservatory With Enclosed Ceiling/Spotlights
- 3 Bedrooms, Modern Shower Room
- CH, DG, Off Road Parking
- Easy Maintenance Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A





Property Description

Ready to move into!

We are delighted to bring to the market this well presented and tastefully decorated mews style property, which has been renovated throughout by the current vendor, it's close to local beaches and nature reserve and on a pleasant residential area, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, spacious lounge with double door to a modern fitted grey kitchen, open to the conservatory with an enclosed ceiling with spotlights, 3 bedrooms and a shower room are on the first floor, which gives easy living accommodation. The property benefits from central heating, double glazing, easy maintenance front garden area with off road parking for 2 vehicle, enclosed rear garden with raised decked seating area, paved areas. Viewings are highly recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located on Walney, off West Shore Road -<https://what3words.com/slug.park.design>

FRONTAGE

Off road parking for two vehicle, easy maintenance front garden area, side access to the rear garden and double-glazed door to

ENTRANCE HALL

Stairs to the first floor and door to

LOUNGE

11' 5" x 15' 7" (3.50m x 4.75m)

Double glazed window, radiator, understairs storage and double doors to

KITCHEN

14' 9" x 7' 3" (4.51m x 2.23m) Double glazed window, modern fitted wall base drawer units with black sparkle worktops to compliment, inset black sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, plumbing for washer, tiled splash and open to the conservatory

CONSERVATORY

9' 10" x 7' 2" (3.00m x 2.19m)

Double glazed conservatory with double glazed patio doors to the rear garden, enclosed ceiling with spotlights

LANDING

Access to the loft and doors to

BEDROOM 1

14' 4" x 9' 4" (4.37m x 2.87m) double glazed window and radiator

BEDROOM 2

10' 8" x 8' 9" (3.26m x 2.67m) Double glazed window and radiator

BEDROOM 3

9' 4" x 11' 4" (2.85m x 3.46m)

Double glazed window, radiator, over stairs, storage cupboard and dado rail

BATHROOM

Double glazed frosted window, white suite, low level WC with hand wash basin, mixer taps/vanity unit, walk-in shower cubicle with double headed shower, panelled walls, panelled ceiling with spotlights

GARDEN

Rear enclosed easy maintenance garden with paved seating area, artificial grass, raised decked area with plants/shrubs, seating area, water tap and side

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 **

