

**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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

#### 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.

# ROSS

## Estate Agencies

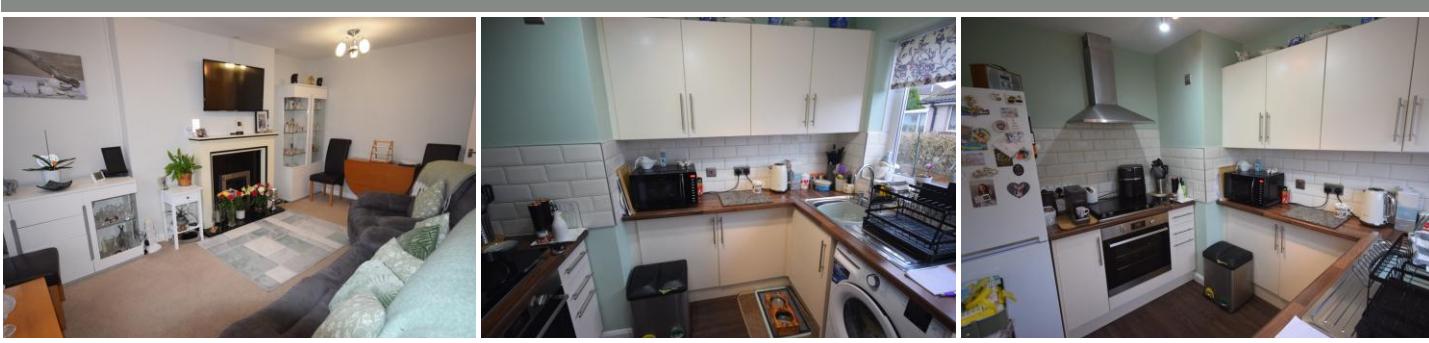


**Whinlatter Drive | Barrow-in-Furness | LA14 4NJ**

**Asking Price £235,000**

- Semi Detached True Bungalow
- Popular Location In Hawcoat
- Hall, Spacious Lounge
- Fitted Cream Kitchen
- 2 Bedrooms
- Modern Shower Room
- CH, DG
- Off Road Parking For Several Cars
- Easy Maintenance Front/Rear Garden
- Council Tax Band B





## Property Description

We are delighted to bring to the market this true semi-detached bungalow in the popular residential area in Hawcoat. The property comprises of an entrance hallway, giving access to a spacious lounge, fitted cream kitchen, rear hall area, 2 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, easy maintenance front garden, off road parking for several cars, detached garage, easy maintenance rear garden with paved seating area with plants, shrubs and tress. Viewing is highly recommended to appreciate size and standard offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/dusty.feeds.jelly>

### FRONTAGE

Off road leading to double gates to rear garden and garage, easy maintenance front garden with plants shrubs and double glazed door

### ENTRANCE HALL

Laminate flooring, radiator, storage cupboard and doors to

### LOUNGE

**10' 9" x 16' 1" (3.29m x 4.92m)**

Double glazed window, radiator, feature fire surround with coal effect fire and door to rear

### KITCHEN

Double glazed window, double glazed door, fitted cream wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven 4-ring hob with extractor over, plumbing for washer, tiled hob with extractor over, plumbing for washer, tiled splash, laminate flooring and storage cupboard

### REAR HALL

### LANDING

Access to the loft, storage cupboard and doors to

### BEDROOM 1

**10' 8" x 11' 1" (3.27m x 3.40m)**

Double glazed window and radiator

### BEDROOM 2

**7' 9" x 8' 9" (2.37m x 2.69m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, modern fitted white 3-piece suite, low level WC with hand wash basin, mixer taps and vanity unit, double size walk in shower unit with shower, tiled splash and laminate flooring

### GARDEN

Rear enclosed easy maintenance rear garden with paved seating area, flowers/plants/trees, access to the garage and side of the property

### 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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

