

## GARDEN

Rear enclosed easy maintenance garden with paved seating area, artificial grass, outhouse with power/light and plumb for washer, raised flower beds and a raised decked area giving access to the garage/summer house.

## VIEWING

Key accompanied

Draft particular subject to client approval

## 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.

## Tenure

Freehold

## Council Tax Band

C

## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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 insure their accuracy, they should not be relied upon and measurements.



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# ROSS

## Estate Agencies



### Malton Crescent | Barrow-in-Furness | LA14 5LJ

### Asking Price £284,950

- Stunning Semi-Detached Family Home
- Cul De Sac Location Off Abbey Road
- Tastefully Decorated And Maintained Throughout
- Hall, Bay Window Lounge
- Open Plan Dining Area, Fitted Coloured Kitchen
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garage/Workshop/Mancave
- Gardens To Front/Rear
- Council Tax Band C





## Property Description

We are delighted to bring to the market this stunning semi-detached family home in the popular cul de sac location off Abbey Road, close to local amenities, transport links, schools, etc. The property boasts excellent family living accommodation and comprises of entrance hallway, bay window lounge and feature fire place with gas wood burner style fire, open plan dining area with bi-folding doors, fitted coloured kitchen with built in appliances. To the first floor, the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking, easy maintenance gardens to the front/rear with raised decked area, detached garage/outhouse/mancafe. The property would suit a variety of buyers as it is ready to move into. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/aura.armed.incomes>

### FRONTAGE

Double gates to off road parking, detached garage/outhouse, easy maintenance front garden with lawned area, plants/shrubs and a side gate

### VESTIBULE

Double glazed door

### ENTRANCE HALLWAY

Double glazed frosted windows, stairs to first floor, under stairs storage, part paneled walls, a radiator, parquet style flooring and doors to

### LOUNGE

**14' 2" x 14' 5" (4.32m x 4.40m)**

Double glazed bay window, feature fire place with multi fuel wood burner style fire, built in storage/shelving, parquet style flooring, picture rail, coved ceiling and part paneled walls

### DINING ROOM

**11' 1" x 14' 7" (3.39m x 4.45m)**

Open plan kitchen diner with double glazed bi-folding doors to rear garden, wall mounted fire, spotlight ceiling, feature tiled flooring, two radiators and open to

### KITCHEN

**7' 3" x 11' 9" (2.21m x 3.59m)**

Double glazed windows, fitted coloured wall and base drawer units with worktops to compliment, inset one and a half bowl sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, wine cooler, fridge/freezer, wine rack, spotlight ceiling, tiled flooring and a radiator

### LANDING

Access to loft, part paneled walls, built in storage cupboard, doors to

### BEDROOM 1

**13' 7" x 11' 3" (4.15m x 3.45m)**

Double glazed bay window, picture rail, built in sliding door mirrored wardrobes and a radiator

### BEDROOM 2

**11' 1" x 8' 2" (3.38m x 2.50m)**

Double glazed window, built in wardrobe/storage, picture rail and a radiator

### BEDROOM 3

**6' 1" x 8' 2" (1.87m x 2.49m)**

Double glazed window, picture rail and a radiator

### BATHROOM

Double glazed frosted window, fitted coloured white/blue suite, low level W.C with hand wash basin with mixer taps/vanity unit, tiled paneled enclosed bath with central tiles, double headed shower over, tiled walls and a paneled ceiling with spotlights

### GARAGE

**15' 3" x 7' 8" (4.67m x 2.35m)**

Double glazed frosted window, double glazed double doors to garden, wood effect paneled walls, feature bar, power/light and a spotlight ceiling

