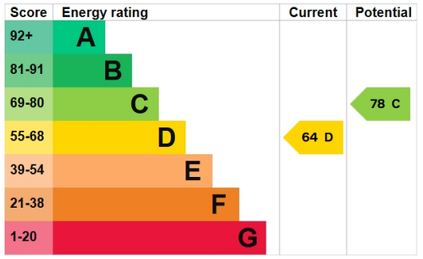
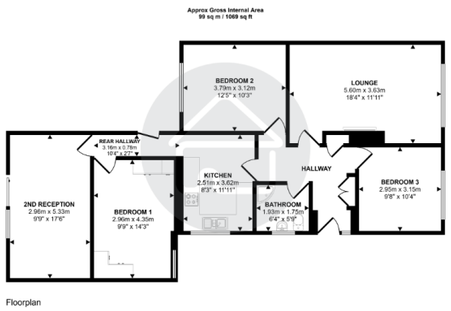
Lucy Boardman (Formerly Lloyds Bank) -

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.





Floorplan

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









Shearwater Crescent | Barrow-in-Furness | LA14 3JW Asking Price £249,950

- Extended Semi Detached True Bungalow
- Sought After Location On Walney
- Well Presented Throughout
- Hallway, Lounge, Fitted Kitchen
- 3/4 Bedrooms
- White Shower Suite
- CH, DG, Ample Off Road Parking
- Easy Maintenance Mature Gardens
- Vacant Possession
- Council Tax Band C





Property Description

We are delighted to bring to the market this extended semi-detached true bungalow in the sought after location on Walney, close to local amenities, transport links, coastal beaches. The property comprises of an entrance hallway, giving access to a spacious lounge to the front, fitted kitchen, white shower room, three double bedrooms with a further bedroom or second reception room in the extension.

The property benefits from central heating, double glazing, easy maintenance front and rear garden with paved seating areas, storage sheds, greenhouse, off road parking for several cars with a covered carport. The property would suit a variety of buyers with the added addition of the rear extension, giving excellent living accommodation. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

On Walney, popular residential area off Black Butts Lane-https://what3words.com/actors.adjust.rinse

FRONTAGE

Double gates to off road parking for several cars, easy maintenance front garden with plants/shrubs and double-glazed door to

ENTRANCE HALL

Double door, radiator, storage cupboard, access to the loft and doors to

LOUNGE

11' 11" x 18' 5" (3.65m x 5.63m)

Double glazed large window and feature fireplace with fire

KITCHEN

Double glazed window, radiator, fitted wall base drawer units with worktops to compliment, inset sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, plumbing for washer and open to rear hallway

REAR HALL

Double glazed door to rear garden and doors to

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with taps, corner shower cubicle with shower and tiled walls

BEDROOM 1

10' 5" x 9' 11" (3.18m x 3.04m)

Double glazed window and radiator

BEDROOM 2

12' 7" x 10' 5" (3.86m x 3.20m)

Double glazed window and radiator

BEDROOM 3

14' 8" x 9' 11" (4.48m x 3.04m)

Double glazed window, radiator, fitted wardrobes, drawers, bedside cabinets/overbed fitment

SECOND RECEPTION

17' 5" x 10' 1" (5.32m x 3.08m)

Double glazed patio doors to rear garden and wall mounted fire

GARDEN

Enclosed rear garden with paved seating areas, raised flower bed with plants/shrubs, two storage sheds and a greenhouse

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 **

