



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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**  
D

**Contact Details**  
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**Burns Avenue | Barrow-in-Furness | LA13 9TZ**

**Asking Price £435,000**

- Family Size Detached Home
- Sought After Location
- Hallway, GF Cloaks/WC
- Spacious Lounge
- L-Shaped fitted Kitchen/Diner
- 3 Double Bedrooms-Master En-Suite
- Family Bathroom
- CH, DG Off Road Parking, Double Garage
- Mature Extensive Rear Garden
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

We are delighted to bring to the market this well-presented detached family home in the cul-de-sac location off Rating Lane, close to popular schools, colleges, transport links. The property comprises of entrance hallway, giving access to ground floor cloaks/WC, spacious bay window lounge with patio doors, L-shaped fitted kitchen/diner with built in appliances and free-standing free-range cooker, spacious landing with study area, previously converted from a 4<sup>th</sup> bedroom, 3 double bedrooms with master having en-suite, family bathroom. The property benefits from central heating, double glazing easy maintenance front garden with mature rear garden with lawned area, decked area, off road parking giving access to double garage. Viewings are highly recommended to appreciate size, lovely décor throughout, it's also being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/snowballs.fatherly.rebounds>

### FRONTAGE

Off road parking giving access to the double garage, easy maintenance front garden with side access gate to rear garden rockery and double glazed door to

### ENTRANCE HALL

Oak effect flooring, radiator, stairs to 1st floor, coved ceiling and doors to

### LOUNGE

**11' 4" x 22' 0" (3.47m x 6.73m)**

Double glazed bay window, 2 x radiators, double glazed patio doors to rear garden, feature fireplace, oak effect flooring and coved ceiling

### CLOAKS/WC

Double glazed frosted window, radiator, low level WC, pedestal hand wash basin with taps, tiled splash, laminate flooring and storage cupboard

### KITCHEN

**17' 9" x 20' 3" (5.43m x 6.19m)**

L-shaped fitted kitchen/diner, with fitted wall base drawer units with work-tops to compliments, 2 x radiators, inset white sink with mixer taps, integrated free standing range master cooker with 5-ring hob, double oven with extractor over, integrated dishwasher, plumbing for washer, fridge, freezer, glass display units, double glazed door, double glazed doors, 3 double glazed windows, feature island with breakfast bar, integrated microwave, wine rack, storage, coved ceiling with spotlights, under stairs storage

### LANDING

Spindle staircase, 2 x radiators, balustrade, study area, 2 x double glazed windows, storage cupboard, coved ceiling, access to loft and doors to

### STUDY AREA

Study area, previously converted from a 4<sup>th</sup> bedroom

### BEDROOM 1

**11' 2" x 13' 2" (3.41m x 4.03m)**

Double glazed bay window, radiator, oak effect flooring and door to en-suite

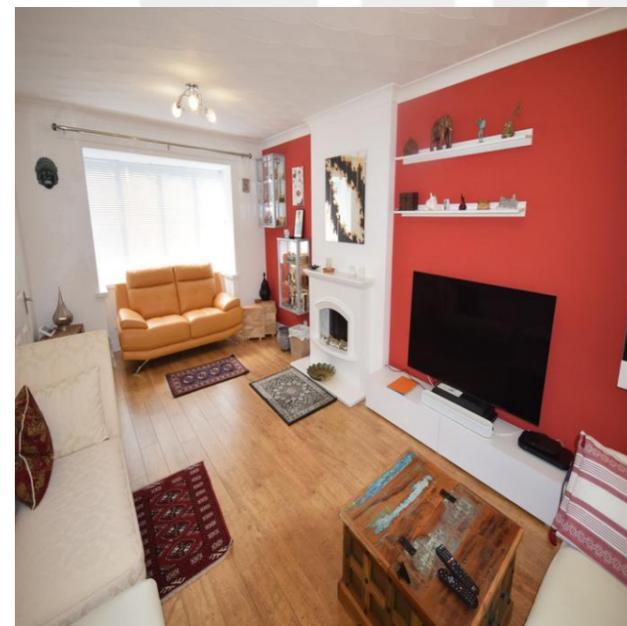
### EN-SUITE

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, shower cubicle with double headed shower, tiled walls, panelled splash in shower, tiled flooring and ceiling spotlight

### BEDROOM 2

**9' 6" x 10' 2" (2.91m x 3.12m)**

Double glazed window, radiator, oak effect flooring, full length built-in wardrobes with hanging shelving



### BEDROOM 3

**9' 1" x 9' 10" (2.77m x 3.02m)**

Double glazed window, radiators, oak effect flooring

### BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, feature hand wash basin with mixer taps, vanity units, panelled enclosed bath with mixer taps shower over and tiled walls

### GARAGE

**16' 2" x 18' 0" (4.93m x 5.49m)** Double garage, electric hook up, both up/over doors, power light, side access and door to garden

### GARDEN

Rear enclosed mature garden with lawned area, plants/shrubs/trees, paved seating areas, side decked area, access gate to the front and access to the garage, water tap and pergola

### 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 \*\*

