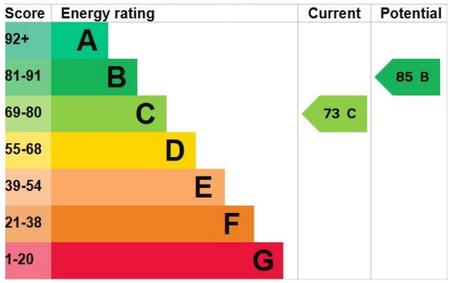
Lucy Boardman (Formerly Lloyds Bank) -

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.

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

A

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

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ROSS Estate Agencies









Darent Avenue | Barrow-in-Furness | LA14 3NU

Offers Over £150,000

- Well Presented Family Home
- Popular Residential Area
- Hallway, Spacious Lounge
- Dining Room
- Fitted Kitchen/Diner
- 3 Bedrooms
- Bathroom With Separate Cloaks/WC
- DG, CH, Off Road Parking
- Gardens, Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential are, close to local amenities, schools, transport links, coastal beaches and local employer BAE. The property offers excellent family living accommodation, comprising of entrance hallway, spacious lounge, dining room, fitted kitchen/diner, 3 good size bedrooms, bathroom with separate cloaks/WC. The property benefits from central heating, double-glazing, off-road parking for two vehicles, mature rear garden with lawned area with plants/shrubs. Viewings are recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

https://what3words.com/loops.metro.those - Darent Avenue is off Mill Lane, close to local amenities

FRONTAGE

Off road parking for two vehicle, easy maintenance shale garden area and double-glazed door to

ENTRANCE HALL

Spindle staircase to the first floor, understairs storage, dado rail and door to

LOUNGE

10' 0" x 16' 3" (3.07m x 4.96m) Double glazed window, radiator, feature fire with coal effect fire and dado rail

DINING ROOM

10' 4" x 10' 9" (3.16m x 3.29m)

Double glazed patio doors to the rear garden, radiator, dado rail and doors to

KITCHEN/DINER

6' 11" x 16' 7" (2.13m x 5.08m)

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

LANDING

Double glazed window, dado rail, access to the loft, storage cupboard and doors to

BEDROOM 1

18' 2" x 8' 2" (5.56m x 2.51m)

Double glazed window, radiator and dado rail

BEDROOM 2

12' 4" x 7' 10" (3.78m x 2.40m)

Double glazed window and radiator

BEDROOM 3

6' 10" x 10' 4" (2.09m x 3.16m)

Double glazed window, radiator and dado rail

CLOAKS/WC

Double glazed frosted window, low level WC, dado rail and laminate flooring

BATHROOM

Double glazed frosted window, radiator, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled walls and tiled flooring

GARDEN

Rear enclosed garden with paved seating area, lawned area with mature plants/shrubs/trees, water tap and shed

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 **

