



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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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 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

B

Contact Details

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Asking Price £199,950

- Well presented Semi-Detached Home
- Sought After Location On Walney
- Hallway, Spacious Lounge
- Open Plan Kitchen, Dining Area
- Utility Room, Study/Workshop
- 3 Bedrooms, Shower Room
- CH, DG, Pleasant Views From The Rear
- Off Road Parking
- Easy Maintenance Front/Rear Gardens
- Council Tax Band B





Property Description

We are pleased to bring to the market this well-presented semi-detached family home, in the sought after location on Walney, close to local schools, transport links, coastal beaches and local employer BAE. The property comprises of entrance hallway, giving access to spacious lounge, open plan kitchen/diner with patio doors, utility room, workshop/study area, 3 bedrooms and a shower room. The property benefits from central heating, double-glazing, off-road parking, easy maintenance front and rear garden with pleasant views from the rear. viewing is highly 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/worry.branded.organ>

FRONTAGE

Off road parking, easy maintenance front garden with paved area, plants/shrubs and double-glazed door to

VESTIBULE

Double glazed windows

ENTRANCE HALL

Stairs to 1st floor, radiator and door to

LOUNGE

12' 3" x 13' 11" (3.75m x 4.26m)

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

KITCHEN/DINER

15' 8" x 10' 4" (4.78m x 3.17m)

Double glazed window, radiator, double glazed patio doors, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl white sink with mixer taps, cooker point, integrated fridge, tiled splash, breakfast bar, under stairs storage, part tiled/laminate flooring and door to

UTILITY

11' 6" x 7' 10" (3.52m x 2.40m) Double glazed door to rear garden, double glazed window, fitted wall base units with glass display cabinets, plumbing for washer and door to

WORKSHOP/STUDY

7' 6" x 7' 7" (2.31m x 2.33m)

Fitted wall units, radiator and laminate flooring

LANDING

Double glazed window, spindle balustrade, access to loft and doors to

BEDROOM 1

13' 2" x 8' 7" (4.02m x 2.64m)

Double glazed window, radiator and fitted wardrobes

BEDROOM 2

9' 7" x 9' 3" (2.93m x 2.84m)

Double glazed window, radiator, built-in wardrobes and pleasant open views

BEDROOM 3

7' 1" x 9' 6" (2.17m x 2.92m)

Double glazed window, radiator, over stairs storage cupboard

BATHROOM

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

GARDEN

Rear enclosed garden with easy maintenance grass area, raised paved seating area, open views to rear, water tap and side access gate

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

