



**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.



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**  
A

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
01229 825636




**Central Drive | Barrow-in-Furness | LA14 3HX**

**Asking Price £180,000**

- Well Presented Family Home
- Sought After Location
- Tastefully Decorated Throughout
- Hall, Lounge, Kitchen/Diner
- 3 Bedrooms, Shower/Wet Room
- Gas Central Heating, Double Glazing
- Gardens To Front/Rear
- Off Road Parking
- Suitable For A Variety Of Buyers
- Viewing Highly Recommended





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated family property on Walney Island, close to local schools, amenities, transport links, local beaches and BAE. The property comprises of; an entrance hallway, spacious lounge with a bay window, kitchen/diner, 3 bedrooms and a shower/wet room. The property benefits from gas central heating, double-glazing, off-road parking giving access to rear garden with mature plants/trees, front garden with lawned area. Viewing highly recommended.

### SERVICES

Gas, electric, Water. Telephone, Drainage

### LOCATION

<https://what3words.com/power.chip.bulb>

### ENTRANCE HALL

Tiled flooring, stairs to 1st floor, radiator and a door to the lounge.

### LOUNGE

**51' 2" x 47' 10" (15.6m x 14.6m)**

Double glazed bay window with window seat, coved ceiling with ceiling rose, feature fire surround with fire, under stairs storage, laminate flooring, radiator, TV point and a door to the kitchen/diner.

### KITCHEN/DINER

**13' 6" x 8' 10" (4.14m x 2.70m)**

Double glazed door, double glazed window, fitted wall and base storage units with working tops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash area, plumbing for dishwasher, display units, part tiled flooring, spotlight ceiling, door to pantry which has plumbing for washing machine.

### LANDING

Double glazed frosted window, storage cupboard, access to loft, radiator and doors to all rooms.

### BEDROOM 1

**10' 3" x 13' 6" (3.14m x 4.14m)** Double glazed window, radiator, wooden flooring.

### BEDROOM 2

**10' 8" x 10' 2" (3.26m x 3.12m)**

Double glazed window and a radiator.

### BEDROOM 3

**8' 11" x 8' 0" (2.74m x 2.44m)**

Double glazed window and a radiator.

### BATHROOM

Double glazed frosted window, low level W.C, hand wash basin with taps, wall mounted shower with wet floor style flooring/drain, panelled walls, coved ceiling and a heated towel rail.

### REAR ENCLOSED GARDEN

Mature garden with plenty of plants, shrubs, trees, lawned area with paved patio area, outhouse/storage, side lawned area with access gate and a water tap.

Anti-Money Laundering checks cost - £25.00 + VAT \*\*

This is non refundable once the AML check has been carried out \*\*

### 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.

