

YARD/GARDEN

Rear enclosed yard with paved area, raised seating area with plants/shrubs, out house, outside electrics and access to garage.

GARAGE

9' 3" x 18' 0" (2.84m x 5.51m)

Double doors, double glazed frosted window, double glazed door to rear yard, power/light and plumb for washer

VIEWING

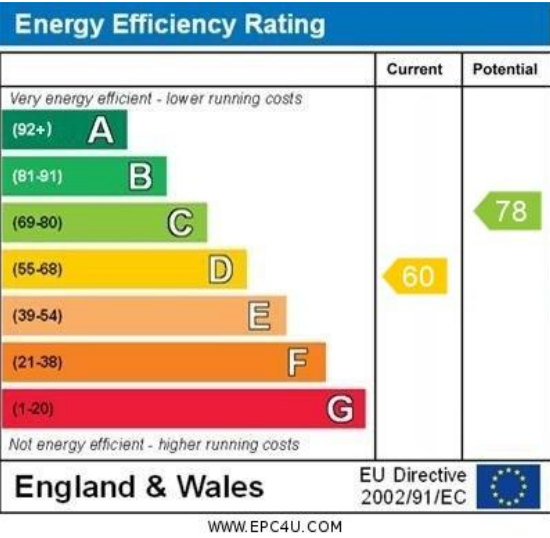
Key accompanied.

Draft particulars subject to client approval

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



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
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Asking Price £327,000

- Stunning Semi-Detached Family Home
- Sought After Location With Pleasant Views
- Hallway, Lounge, Dining Room
- Sun Room, GF Shower Room
- 3 Bedrooms, Family Bathroom
- CH, Some DG, Feature Sash Style Windows
- Front Garden, Off Road Parking
- Garage, Rear Yard
- No Chain
- Council Tax Band C



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Property Description

We are delighted to bring to the market this stunning semi-detached family home in the sought after location on Walney with pleasant views towards Walney channel, close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property comprises of entrance hallway giving access to a stunning lounge, dining room, open to the sun room, modern fitted coloured kitchen with fitted appliances, ground floor modern shower room, 3 bedrooms and a family bathroom. The property benefits from central heating, some double glazing feature sash style windows, off road parking giving access to the garage, front easy maintenance garden with lawned area and pleasant channel views and a rear enclosed yard with raised seating area. Viewings are highly recommended to appreciate size and standard on offer, it's also being sold with no chain.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/armed.bank.barn>

FRONTAGE

Double gates giving access to off road parking, garage, front garden with lawned area, plants/shrubs, pleasant views of Walney channel and a door to

ENTRANCE HALLWAY

Feature sash style window with coloured glass, spindle staircase to first floor, under stairs storage, feature tiled flooring, a radiator and doors to

LOUNGE

15' 5" x 12' 2" (4.70m x 3.73m)

Double glazed sash style windows, feature fire surround with open fire, picture rail, ceiling rose, coved ceiling and a radiator

DINING ROOM

12' 5" x 17' 9" (3.79m x 5.42m)

Window, feature fire surround with coal effect fire, built in storage cupboards, parquet style flooring, coved ceiling with ceiling rose, picture rail, under stairs storage, a radiator and open to

SUNROOM

10' 6" x 4' 9" (3.22m x 1.45m)

Double glazed windows, double glazed door, parquet style flooring and open to

KITCHEN

13' 9" x 8' 3" (4.21m x 2.52m)

Double glazed window, double glazed Velux windows, fitted blue wall and base drawer units with white work tops to compliment, inset Belfast style sink with mixer taps, free standing cooker range with double ovens, 5 ring hob with extractor over, integrated wine cooler, fridge/freezer, dishwasher, tiled splash, parquet style flooring, breakfast bar and a door to

GROUND FLOOR BATHROOM

Double glazed frosted window with coloured glass, 3 piece suite modern fitted high shine grey carpentry bathroom units with low level W.C, hand wash basin

BEDROOM 2

9' 8" x 12' 6" (2.95m x 3.83m)

Double glazed window with feature coloured glass, built in wardrobe/storage and a radiator

BEDROOM 3

8' 7" x 8' 9" (2.64m x 2.67m)

Double glazed window with feature coloured glass and a radiator

FAMILY BATHROOM

Double glazed frosted sash style window, fitted 3 piece suite low level W.C, hand wash basin with mixer taps, blue vanity unit, panel enclosed bath with a double headed shower, feature tiled walls, tiled flooring to compliment and a radiator

with mixer taps, double size shower cubicle with double headed shower, tiled walls, tiled flooring, panelled ceiling with spotlights and a radiator

LANDING

Feature coloured glass window with secondary glazing, spindle balustrade, access to loft and doors to

BEDROOM 1

12' 2" x 15' 4" (3.73m x 4.69m)

Double glazed sash style windows, feature beamed ceiling, built in wardrobe and a radiator

