



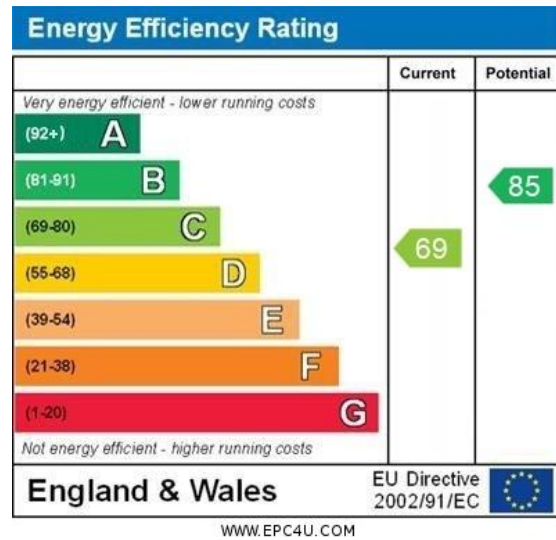
**Lucy Boardman** (Formerly Lloyds Bank) -

**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

B

#### Contact Details

Registered Office  
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01229 825636



### Friars Lane | Barrow-in-Furness | LA13 9NW

Asking Price £165,000

- Well Presented Semi-Detached Property
- Popular Residential Area
- Hall, Bay Window Lounge
- Dining Room, Fitted Grey Kitchen
- 2 Double Bedrooms
- Fitted Modern Bathroom Suite
- CH, DG
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band B



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## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached property in the popular location on Friars Lane, close to local amenities, transport links, schools, etc. The property comprises of entrance hall area, bay window lounge, dining room with patio doors to rear garden, open to modern fitted grey kitchen with fitted appliances, 2 double bedrooms and a modern fitted bathroom suite. The property benefits from central heating, double glazing, raised front garden, rear enclosed garden with lawned area and a paved patio area. The property is being sold with vacant possession and early viewing is recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/gift.winner.rift>

### FRONTAGE

Raised front garden with lawned area, plants/shrubs, side access to rear and a double glazed door to

### ENTRANCE HALL

Double glazed frosted window, stairs to first floor, coved ceiling and doors to

### LOUNGE

**16' 4" x 10' 4" (4.98m x 3.16m)**

Double glazed bay window, feature fire place, coved ceiling, laminate flooring and a radiator

### DINING ROOM

**13' 9" x 9' 11" (4.21m x 3.03m)**

Double glazed patio doors to rear garden, under stairs storage, 2 radiators and open to kitchen

### KITCHEN

Double glazed windows, fitted grey wall and base drawer units with worktops to compliment, inset white sink unit with mixer taps, integrated oven, microwave, 4 ring hob with extractor over, plumb for washer, tiled splash and paneled ceiling with spotlights

### LANDING

Spindle balustrade, access to loft with pull down ladder and doors to

### BEDROOM 1

**12' 9" x 10' 4" (3.89m x 3.15m)**

Double glazed bay window, fitted double door wardrobe, coved ceiling and a radiator

### BEDROOM 2

**13' 6" x 9' 8" (4.13m x 2.95m)**

Double glazed window, storage cupboard and a radiator

### BATHROOM

Double glazed frosted window, fitted 3 piece suite low level W.C with hand wash basin and mixer taps, vanity unit, panel enclosed bath with mixer taps, double headed shower over, paneled walls, paneled ceiling with spotlights and a radiator

### GARDEN

Rear enclosed garden with paved patio area, raised lawned area with shrubs, storage shed, side access gate and a water tap

### VIEWING

Key accompanied

Draft particular 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 \*\*

