

**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**  
D

#### Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**Biggar Village | Barrow-in-Furness | LA14 3YG**

**Asking Price £230,000**

- Well Presented Detached Family Home
- Sought After Village Location
- Entrance Hallway, Spacious Lounge
- Modern Fitted /Diner
- 2 Good Size Bedrooms/3rd/Study
- Modern Fitted Bathroom
- Gas Bottled CH, DG, Pleasant Views
- Separate Garage, Gardens
- Viewing Highly Recommended
- Council Tax Band D







## Property Description

We are delighted to bring to the market this well presented and tastefully decorate detached family home in the sought after location of Bigger Village. The property offers excellent family living accommodation comprises of entrance hallway giving access to a spacious living room with pleasant views to the rear and a beamed ceiling, farmhouse style fitted kitchen/diner with built in appliances, staircase to the first floor with a seating area, giving access to two good size bedrooms and a third/study bedroom, modern fitted white bathroom suite. The property benefits from double glazing, gas bottled central heating, easy maintenance front paved garden area with side access to the rear garden with lawned area and stunning views towards the channel and Black Combe on a clear day. Bonus has a separate garage. Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/tiles.honest.ever>

### FRONTAGE

Double glazed door to

### ENTRANCE HALL

Spindle Staircase to the first floor, oak effect flooring, understairs storage and door to

### LOUNGE

17' 8" x 12' 1" (5.41m x 3.70m)

Double glazed windows, radiator, feature slate effect fireplace with open fire and beamed ceiling

### KITCHEN/DINER

Double glazed window with pleasant views, fitted farmhouse style wall base drawer units with wood effect worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer tap, integrated oven, 4-ring hob with extractor over, fridge/freezer, plumbing for washer, dishwasher, microwave/grill and storage cupboard (boiler)

### LANDING

Double glazed window, spindle balustrade and doors to

### BEDROOM 1

9' 0" x 12' 4" (2.75m x 3.77m)

Double glazed window, with pleasant views and built in wardrobes and radiator

### BEDROOM 2

7' 11" x 12' 0" (2.43m x 3.68m)

Double glazed window, radiator, built-in wardrobe

### BEDROOM

7' 10" x 4' 10" (2.40m x 1.49m)

Double glazed window, radiator and built-in wardrobe

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### BATHROOM

Double glazed frosted windows, radiator, modern fitted white 3-piece suite low level WC, pedestal hand wash basin with waterfall style mixer taps, panelled enclosed shaped bath with waterfall style mixer taps, double headed shower over storage cupboard and panelled walls

### GARAGE

Up/Over Door

### GARDEN

Rear enclosed garden with pleasant views, lawned area with plants/shrubs, decked area and 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 \*\*

