



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

#### Tenure

Freehold

#### Council Tax Band

C

#### 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



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.



### Belvedere Road | Barrow-in-Furness | LA13 0HS

Asking Price £200,000

- Spacious Semi-Detached True Bungalow
- Popular Location In Holbeck
- Hallway, Bay Window Lounge
- Spacious Sitting Room With Patio Doors
- Kitchen, Rear Porch/Utility
- 2 Double Bedrooms
- Bathroom
- CH, Wooden DG, Gardens To Front/Rear
- Off Road Parking, Garage
- Council Tax Band C





## Property Description

We are pleased to bring to the market this true semi-detached bungalow, in the sought after location, in Holbeck, close to local amenities, transport links, local pub and schools. The property is in need of updating and modernising which is reflected in the asking price. The property comprises of entrance hallway leading to the bay window lounge, spacious sitting room with patio doors, 2 double bedrooms, bathroom, kitchen. The property benefits from wooden double-glazed windows, central heating, lawned garden to front/rear with side access to the garage, off road parking. The property is being sold with vacant possession

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/tapes.pint.beast>

### FRONTAGE

Off road parking, giving access to the garage, lawned front garden with paved seating area and side door to

### VESTIBULE

Door to

### ENTRANCE HALL

Storage, radiator, cupboard and doors to

### LOUNGE

**15' 1" x 11' 6" (4.62m x 3.51m)**

Double glazed bay window, radiator, fire surround with fire and coved ceiling

### DINING ROOM

**10' 4" x 13' 1" (3.17m x 3.99m)**

Double glazed patio doors to rear garden, radiator, double glazed windows, fire surround with fire and coved ceiling

### KITCHEN

Double glazed window, radiator, door to rear porch, fitted wall base drawer units with worktops, stainless steel sink with mixer taps and cooker point

### UTILITYROOM/REAR PORCH

Double glazed window, double glazed door to rear garden, (boiler) cupboard with plumbing for washer

### BEDROOM 1

**14' 1" x 10' 9" (4.30m x 3.29m)**

Double glazed window and radiator

### BEDROOM 2

**10' 7" x 11' 5" (3.25m x 3.50m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, radiator, 3-piece suite low level WC, handwash basin with mixer taps, panelled enclosed bath with shower over, tiled splash and storage cupboard

### GARAGE

Double glazed windows, up/over door and side door

### GARDEN

Rear enclosed garden with lawned area, paved seating area, side access to the garage/front

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.

