



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.



Tenure
Freehold

Council Tax Band
E

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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.



Mill Lane | Barrow-in-Furness | LA14 3XX

Asking Price £595,000

- Detached True Bungalow, Set In Its Own Grounds
- Built Around 2008, Private Shared Driveway
- Hallway, Spacious Lounge With Double Doors
- Fitted Kitchen/Diner, Utility Room
- 3 Double Bedrooms, Master Having En-Suite
- 4 Piece-Suite Family Bathroom, CH, DG
- Off Road Parking For Several Cars, Garage
- Extensive Rear Garden, Side Garden
- Viewing Highly Recommended
- Council Tax Band E





Property Description

We are delighted to bring to the market this unique detached TRUE Bungalow set in its own grounds with private shared drive in the popular residential area on Waney close to local amenities, transport links, schools, coastal beaches and mature reserve. The property was originally built around 2008 to a high standard throughout with spacious living and is surrounded by extensive gardens. The property boasts excellent living accommodation, comprising of entrance hallway giving access to a spacious lounge with double doors to a modern fitted kitchen/diner with built-in appliances, utility room, 3 double bedrooms with master having en-suite, family 4-piece suite bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars with electric hook-up, garage access to the side garden with vegetable plot, paved seated areas with then extensive rear lawned area with shrubs and seating areas. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located off a private driveway off Mill Lane, on Waney

-<https://what3words.com/stud.holds.decent>

FRONTAGE

Access drive with lawned area/shrubs, easy maintenance front area with ample off-road parking and access to the garage and double-glazed door

ENTRANCE HALL

Oak effect flooring, radiator, coved ceiling, storage cupboard, oak effect doors, coved ceiling with spotlights and doors to

LOUNGE

17' 11" x 18' 1" (5.47m x 5.53m)

Double glazed windows, 2 radiators, double glazed patio doors to the rear, feature fire surround with fire coved ceiling with spotlights, double doors to the kitchen/diner

KITCHEN/DINER

18' 0" x 15' 10" (5.49m x 4.85m)

Double glazed window, double doors to the conservatory, double doors to the lounge, door to utility, fitted coloured wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated 4-ring hob, extractor over, 2 double ovens, wine rack, dishwasher, display unit with glass doors, skirting lighting, ceiling spotlights, oak effect flooring and coved ceiling

CONSERVATORY

11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window, double glazed patio doors, enclosed ceiling with spotlights, tiled flooring, radiator and TV

UTILITY

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, plumbing for washer, tiled flooring and door to the garage

BEDROOM 1

12' 9" x 9' 7" (3.90m x 2.93m)

Double glazed window with pleasant views, ceiling spotlights, walk-in wardrobe and door to ensuite

EN-SUITE

Double glazed frosted window, white suite, low level WC, pedestal hand wash basin with mixer taps/vanity unit, walk-in shower cubicle with shower, tiled flooring, towel rail/rack ceiling spotlights

BEDROOM 2

11' 4" x 9' 3" (3.47m x 2.84m)

Double glazed windows, 2 x 2 double door storage/wardrobes, access to the loft which is part boarded



BEDROOM 3

12' 10" x 9' 4" (3.92m x 2.86m)

Double glazed window, radiator with pleasant views, built-in 2 x single wardrobes with vanity unit

BATHROOM

Double glazed window, 4-piece suite, low level WC with fitted hand wash basin/vanity unit, mixer taps, spa-style jet bath with mixer taps, walk-in shower cubicle with shower, tiled walls, tiled flooring, ceiling spotlights

GARAGE

17' 8" x 9' 6" (5.40m x 2.90m) Extensive!! rear enclosed lawned garden with paved seating area, side access gate and water tap, paved patio areas with raised flower beds/ side access gates for extra parking, pleasant views of the countryside

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 **

