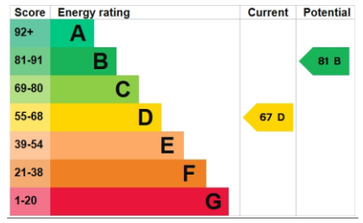
Lucy Boardman (Formerly Lloyds Bank) -

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

C

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

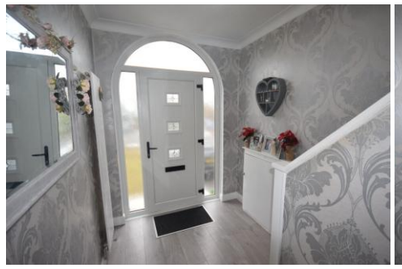
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Registered Office
16 Cavendish Street
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ROSS Estate Agencies







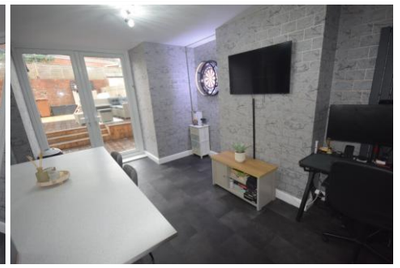


Hollow Lane | Barrow-in-Furness | LA13 9HY

Asking Price £259,950

- Well Presented Semi Detached Family Home
- Sought After Location
- Hallway, Bay Window Lounge
- Modern Fitted Kitchen/Diner, Utility
- 3 Bedrooms
- Family Bathroom
- CH, DG, Raised Front Garden
- Enclosed Rear Yard, With Decked Seating
- Off Road Parking, Garage
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sought-after location, close to local schools, transport links. The property has been renovated by the current vendor and is ready to move into condition. The property comprises of entrance hallway leading to the bay window lounge, open-plan modern fitted grey kitchen/diner with breakfast bar, utility area, 3 bedrooms and a modern fitted white family suite.

The property benefits from central heating, double glazing, raised front lawned garden, rear enclosed garden with decked seating area, artificial grass, off road parking giving access to the garage. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Hollow Lane is Off Abbey Road, close to popular schools and transport links

schoolshttps://what3words.com/guides.twigs.exact

FRONTAGE

Off road parking, access to garage, raised front garden, with lawned area, plants and shrubs

VESTIBULE

Double glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, coved ceiling, understairs storage and doors to

LOUNGE

10' 6" x 14' 11" (3.22m x 4.56m)

Double glazed bay window, radiator, laminate flooring and coved ceiling

KITCHEN/DINER

19' 6" x 16' 2" (5.96m x 4.93m)

Open plan kitchen/diner, double glazed bay window, double glazed patio doors to rear, fitted grey wall base drawer units with worktops to compliment, integrated oven, 4-ring hob with extractor over, inset black sink with mixer taps, fridge, freezer, microwave, breakfast bar, part panelled walls and doors to

UTILITY ROOM

Double glazed door with frosted double-glazed window, plumbing for washer, tiled flooring, boiler and storage cupboard

LANDING

Double glazed frosted window, access to loft and doors to

BEDROOM 1

14' 11" x 10' 9" (4.57m x 3.29m)

Double glazed bay window, radiator, laminate flooring and feature fireplace

BEDROOM 2

13' 1" x 9' 10" (4.01m x 3.02m)

Double glazed window and radiator

BEDROOM 3

9' 4" x 7' 5" (2.87m x 2.28m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC with hand wash basin, vanity unit and mixer taps, double headed shower, remote TV bathroom, part panelled walls, panelled ceiling with spotlights and speaker

GARAGE

7' 1" x 16' 4" (2.16m x 4.98m) Double front doors, power/light and door to rear garden

GARDEN

Enclosed rear garden with raised decked seating area, artificial grass, paved seating area, water tap, outhouse and access to the garage

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



