



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
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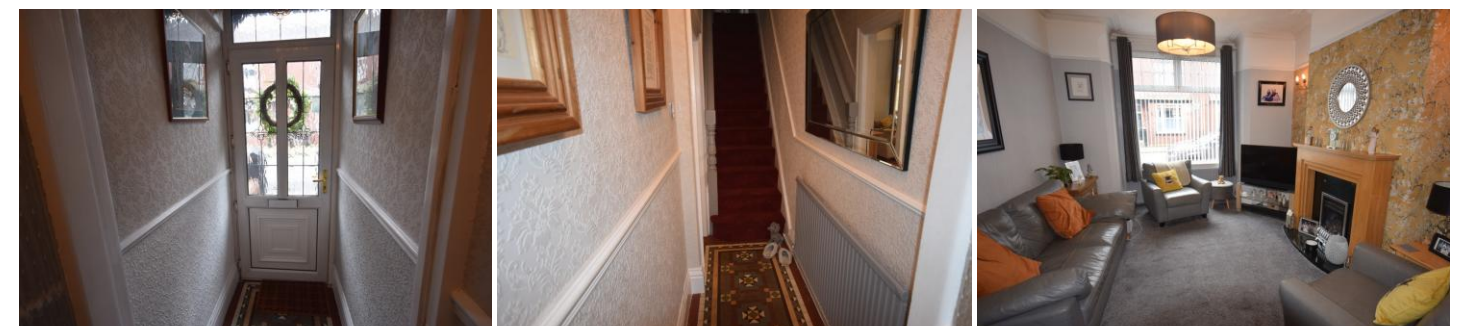
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Residential Sales Residential Lettings Commercial Sales & Lettings



Bowness Road | Barrow-in-Furness | LA14 5PW

Asking Price £174,950

- Forecourt Mid Terrace Property
- Popular Residential Area, Off Oxford Street
- Well Presented, Tastefully Decorated
- Vestibule, Hallway
- Open Lounge, Dining Room
- Fitted kitchen, Family Bathroom
- 3 Good Size Double Bedrooms
- CH, DG, Rear Yard, Garage
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt mid terrace property in the popular residential area off Oxford Street, close to local amenities, transport links, schools etc. The property offers excellent family living accommodation, comprising of vestibule, hallway with feature tiled flooring, bay window lounge, open to a spacious dining room, fitted kitchen with built-in appliances, 3 good size bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear yard with a garage with bi-folding door. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/stuff.avoid.slim>

FRONTAGE

Forecourt area, with access gate and double-glazed door to

VESTIBULE

Tiled flooring, dado rail, coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, radiator, tiled flooring, dado rail, coved ceiling and door to

LOUNGE

14' 10" x 12' 1" (4.53m x 3.69m)

Double glazed window, radiator, feature fireplace with coal effect fire, picture rail and open archway

DINING ROOM

Double glazed window, laminate flooring, understairs storage, picture rail, coved ceiling and open archway to kitchen/lounge

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset white 1 1/2 bowl with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, glass display units, tiled splash, wine rack and door to garage

LANDING

Spindle balustrade, storage cupboard, access to loft, dado rail and doors to

BEDROOM 1

12' 9" x 15' 9" (3.90m x 4.81m)

Double glazed window, laminate flooring, picture rail and coved ceiling

BEDROOM 2

13' 1" x 10' 1" (4.00m x 3.09m)

Double glazed window, radiator and picture rail

BEDROOM 3

9' 6" x 9' 7" (2.92m x 2.94m)

Double glazed window and laminate flooring

BATHROOM

13' 11" x 9' 9" (4.25m x 2.99m) Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled walls, splash and radiator

GARAGE

Bi-folding rear doors, window, door to yard power/lights

YARD

Access gate, access to garage and paved seating area

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 Plus VAT **This is non refundable once the AML check has been carried out**

