

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

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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Whitebeam Gardens | Barrow-in-Furness | LA13 0LB Asking Price £285,000

- Well Presented Extended Family Home
- Sought After Location On Holbeck
- Hall, Spacious Lounge
- Open Plan Lounge, Diner
- Extended Siting Room
- 3 Bedrooms, Shower Room
- CH, DG, Easy Maintenance Front Garden
- Mature Side/Rear Garden
- Off Road Parking, Garage
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented, well maintained extended family home, in the sought-after location on Holbeck, close to local amenities, transport links and popular school. The property comprises of entrance hallway, leading to a spacious lounge, open plan kitchen/diner, extended sitting room with patio doors to the rear garden. To the first floor the property has three good size bedrooms and a fitted shower room. The property benefits from central heating, double glazing, easy maintenance front garden with artificial grass, off road parking giving access to the garage, mature side and rear garden with an enclosed paved seating area with a gate, lawned areas with plants/shrubs. The property would suit a family and is ready to move into, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, telephone, Drainage

LOCATION

The property is located on Whitebeam gardens off Holbeck Park Road, right into Larch rise, then left into the cu;-de-sac and into Whitebeam Gardens - <https://what3words.com/hidden.lawn.rust>

FRONTAGE

Off road parking giving access to the garage, easy maintenance front garden with artificial grass, paved area, rockery with plants/shrubs and double-glazed door to

ENTRANCE HALL

Double glazed frosted windows, radiator, stairs to the first floor and door to

LOUNGE

14' 4" x 13' 2" (4.38m x 4.02m)

Double glazed bay window, feature fire surround with fire, coved ceiling, understairs storage and open to

SITTING ROOM EXTENSION

14' 6" x 12' 1" (4.42m x 3.69m)

Double glazed window, double glazed patio doors to rear garden, coved ceiling and folding doors to kitchen/diner

KITCHEN/DINER

18' 0" x 9' 10" (5.51m x 3.02m) Double glazed door to the side, folding doors to the extended sitting room, fitted cream wall base drawer unit with worktops to compliment, stainless steel sink with mixer taps, cooker point, tiled splash, part laminate flooring, ceiling spotlights and coved ceiling

LANDING

Double glazed window, radiator, spindle balustrade, access to the loft and doors to

BEDROOM 1

10' 6" x 9' 5" (3.21m x 2.89m)

Double glazed window, radiator and fitted mirrored sliding door wardrobes with hanging/shelving

BEDROOM 2

11' 1" x 9' 10" (3.40m x 3.01m)

Double glazed window, radiator and fitted wardrobes with hanging/shelving

BEDROOM 3

7' 9" x 8' 3" (2.37m x 2.52m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, white sink with low level WC, pedestal hand wash basin with mixer taps, wall mounted shower with wet room style flooring, panelled walls and panelled ceiling



GARAGE

17' 5" x 12' 8" (5.31m x 3.88m)

Electric up/over door, power/lights, boiler, window and double-glazed door to the rear garden

GARDEN

Rear enclosed garden with paved seating area with balustrade, gate leading to side and rear enclosed lawned areas with mature plants/shrubs

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

