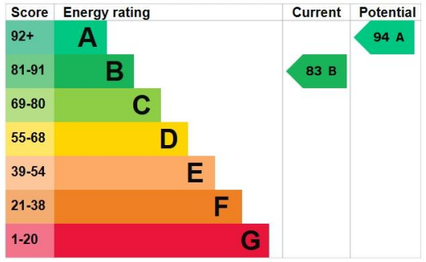
Lucy Boardman (Formerly Lloyds Bank) -

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

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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.

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ROSS Estate Agencies









Featherstone Crescent | Barrow-in-Furness | LA13 0GX Asking Price £314,950

- Well Presented Detached Family Home
- Sought After Location
- Halls, GF Cloaks/WC
- Spacious Bay Window Lounge
- Modern Fitted Grey Kitchen/Diner
- 4 Bedrooms, Modern Shower Room
- CH, DG, Off Road Parking For Several Cars
- Pleasant Enclosed Rear Garden
- Viewing Highly Recommended
- Council Tax Band C



Property Description

We are delighted to bring to the market, this detached family home on the Ratings Village Estate, close to local amenities, transport links, popular schools, etc. Pleasant walks to the local tourist attraction, The Abbey, which is just behind. The property offers excellent family living accommodation comprising of entrance hallway, ground floor cloaks/WC, spacious bay window lounge, modern fitted grey kitchen/diner with bi-folding doors to rear garden, 4 bedrooms and a family shower room. The property benefits from central heating, double glazing, well-presented and tastefully decorated throughout, off road parking for several cars and an enclosed rear garden with lawned area and pleasant open view. The property offers ready to move in condition and would suit a variety of buyers.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

https://what3words.com/select.organ.decreased

FRONTAGE

Off road parking for several cars, access to the rear and double-glazed door to

ENTRANCE HALL

Stairs to first floor, ceiling spotlight and doors to

LOUNGE

20' 0" x 12' 10" (6.12m x 3.93m)

Double glazed bay window, feature fire surround with fire, understairs store, ceiling spotlight and door to

GROUND FLOOR CLOAKS/WC

Double glazed frosted window, radiator, low level WC, pedestal hand wash basin with mixer taps and tiled flooring

KITCHEN/DINER

15' 10" x 10' 10" (4.85m x 3.32m)

Double glazed window, radiator, double glazed bi-folding doors, modern fitted grey wall base drawer units with worktops to compliment, stainless steel 1 1/2 bowl sink with mixer taps, integrated double oven, 4-ring hob with extractor over, fridge, freezer, plumbing for washer, tiled flooring, ceiling spotlight

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

8' 7" x 13' 6" (2.63m x 4.12m)

Double glazed window, radiator, built in wardrobe with sliding mirrored doors

BEDROOM 2

10' 0" x 8' 7" (3.07m x 2.62m)

Double glazed window and radiator

BEDROOM 3

11' 1" x 6' 11" (3.40m x 2.13m)

Double glazed window, radiator, built-in sliding door mirror wardrobes

BEDROOM 4

6' 7" x 9' 11" (2.03m x 3.04m) Double glazed window, built-in wardrobe

BATHROOM

Double glazed frosted modern fitted suite, with low level WC, pedestal hand wash basin with mixer taps, walk-in shower cubicle with double headed shower, part panelled walls, tiled splash, tiled flooring and ceiling spotlight

GARDEN

Enclosed rear garden with pleasant views, lawned area with plants/shrubs, paved seating area with side access

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**







