

GARDEN

Side/rear garden with mature plants/shrubs, several patio seating areas spread around the garden with raised flower beds, plants/shrubs, storage shed, side access gate and a water tap

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT 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 **

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. To ensure their accuracy, they should not be relied upon and measurements.



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ROSS

Estate Agencies



Jesmond Avenue | Barrow-in-Furness | LA13 9AW

Asking Price £275,000

- Well Presented Semi-Detached Home
- Sought After Location
- Porch, Hallway
- 2 Spacious Reception Rooms
- Fitted Kitchen, Conservatory
- 3 Good Size Bedrooms
- Family Bathroom, Separate Cloaks/W.C
- CH, Mostly DG, Off Road Parking, Garage
- Gardens To Front/Side/Rear
- 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 off Abbey Road. The property comprises of entrance porch area leading to hallway giving access to 2 spacious reception rooms and a fitted kitchen. To the first floor, there is a beautiful original stained glass feature arch shaped window and the landing giving access to 3 good size bedrooms, modern fitted white bathroom suite with an extra separate cloaks/W.C. The property benefits from central heating, mostly double glazing, conservatory, extensive gardens to front/side/rear with mature plants/shrubs, several seating areas, off road parking giving access to the garage. Viewings are highly recommended to appreciate size and standard on offer; it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/maker.latter.bottle>

FRONTAGE

Off road parking giving access to the garage, side access gate, easy maintenance lawned front garden with plants

PORCH

7' 10" x 6' 8" (2.40m x 2.04m)

Double glazed wood porch door with tiled flooring, glass roof and a door to

ENTRANCE HALLWAY

Stairs to first floor with feature original stained-glass window, under stairs storage, frosted lead glass window, Parquet style flooring, large, borrowed window and doors to

DINING ROOM

12' 5" x 16' 6" (3.79m x 5.03m)

Double glazed windows with double glazed wooden patio doors to rear garden, large window, feature fireplace with coal effect fire, coved ceiling and varnished floorboards.

LOUNGE

14' 6" x 12' 8" (4.42m x 3.88m)

Double glazed bay window, feature fire place with coal effect fire, varnished floor boards, coved ceiling and a radiator

KITCHEN

Double glazed windows, fitted wall and base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated oven, 5 ring hob with extractor over, fridge, freezer, wine rack, dishwasher, glass display unit, tiled splash, walk in pantry and door to

CONSERVATORY

14' 6" x 6' 7" (4.44m x 2.02m)

Double glazed windows, double glazed door to side off garden, a radiator and door to garage

LANDING

Stunning original stained glass arch shaped window, picture rail and doors to

BEDROOM 1

12' 5" x 11' 4" (3.79m x 3.47m)

2 double glazed windows, built in double door wardrobe/storage, varnished floorboards, picture rail and a radiator

BEDROOM 2

10' 7" x 10' 4" (3.24m x 3.15m)

Double glazed window, built in double door wardrobes/storage with 1 single door wardrobe, varnished floorboards and a radiator

BEDROOM 3

10' 3" x 8' 0" (3.13m x 2.46m)

Double glazed window, varnished floorboards and a radiator

CLOAKS/W.C

Double glazed frosted window, low level W.C, access to loft

BATHROOM

Double glazed frosted window, white modern 3-piece suite low level W.C, hand wash basin with mixer taps/vanity unit, panel enclosed bath with central mixer taps, shower over, tiled walls and a radiator

GARAGE

18' 0" x 9' 4" (5.50m x 2.85m)

Double doors to front, double glazed frosted window, plumb for washer, boiler, power/light and door to storage area

