



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

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Barrow-In-Furness
Cumbria
LA14 1SB

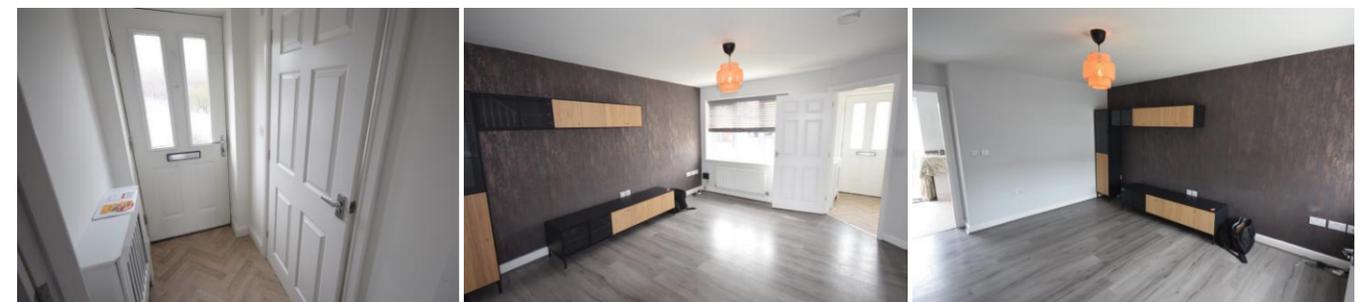
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



St. James Gardens | Barrow-in-Furness | LA14 5SP Asking Price £185,000

- Well Presented Semi Detached Home
- Cul De Sac Location
- Suit A Variety Of Buyers
- Hall, GF Cloaks/WC
- Spacious Lounge, Fitted Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- CH, DG, Easy Maintenance Gardens
- Off Road Parking, No Chain
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in a popular cul-de-sac residential area, close to local amenities, transport links and schools etc. The property comprises of an entrance hall area with cloaks/WC, spacious lounge, fitted kitchen/diner with patio doors, 3 bedrooms and a family bathroom. The property benefits from central heating double glazing, easy maintenance front and rear garden with decked area and artificial grass and off-road parking. Viewing is highly recommended to appreciate standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/yoga.nets.dated>

FRONTAGE

Easy maintenance front garden area with artificial grass, paved area, off road parking, access to the rear garden and double-glazed door to

ENTRANCE HALL

Doors to cloaks/WC, low level WC, pedestal hand wash basin with taps, double glazed frosted window with tiled splash and radiator

LOUNGE

14' 1" x 12' 5" (4.31m x 3.81m) Double glazed window, laminate flooring, radiator, spindle staircase to first floor, understairs storage and door to

KITCHEN/DINER

15' 3" x 6' 11" (4.65m x 2.12m)

Double glazed patio doors, double glazed window, fitted coloured wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer and feature tiled walls

LANDING

Double glazed window, radiator, spindle Balustrade, storage cupboard and doors to

BEDROOM 1

11' 6" x 8' 6" (3.51m x 2.60m)

Double glazed window and radiator

BEDROOM 2

8' 5" x 10' 6" (2.59m x 3.22m)

Double glazed window and radiator

BEDROOM 3

7' 0" x 6' 7" (2.14m x 2.03m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with shower over, tiled splash and ceiling spotlights

GARDEN

Rear enclosed garden with decked seating area, artificial grass area, side access gate, water tap and outside electric

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**

