

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		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

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Elterwater Crescent | Barrow-in-Furness | LA14 4PH Asking Price £240,000

- Semi-Detached True Bungalow
- Popular Location In Hawcoat
- Entrance Hall, Bay Window Lounge
- Modern Grey Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- CH, DG
- Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band B





Property Description

We are pleased to bring to the market this well presented semi-detached True bungalow in the popular residential area in Hawcoat, close to local amenities, transport links, etc. The property comprises of entrance hallway giving access to the bay window lounge, modern fitted grey kitchen, 2 double bedrooms and a modern shower room. The property benefits from central heating, double glazing, off road parking for several cars, access to the garage and garden to the front/rear. Viewings are recommended and is being sold with vacant possession.

LOCATION

<https://what3words.com/member.shaped.miss>

Elterwater Crescent, is located in Hawcoat behind Dalton Lane, close to local amenities, transport links and Furness General Hospital

FRONTAGE

Off road parking, giving access to garage, easy maintenance front garden and double glazed door to

ENTRANCE HALL

Laminate flooring, access to loft, storage cupboard, radiator and doors to

LOUNGE

17' 8" x 10' 7" (5.39m x 3.24m)

Double glazed bay window and a radiator

KITCHEN

Double glazed window, double glazed door, fitted grey wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumb for washer and a tiled splash

BEDROOM 1

10' 5" x 12' 4" (3.20m x 3.76m)

Double glazed window, 3x door built in wardrobe and a radiator

BEDROOM 2

9' 8" x 9' 4" (2.97m x 2.86m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, white suite low level W.C, pedestal hand wash basin with mixer taps, walk in shower cubicle with double headed shower, tiled walls and tiled flooring

GARAGE

Double doors, door to side garden

GARDEN

Rear enclosed garden with paved seating area, raised flower beds with mature plants/shrubs, side access, water tap and gate

VIEWING

Key accompanied

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

