

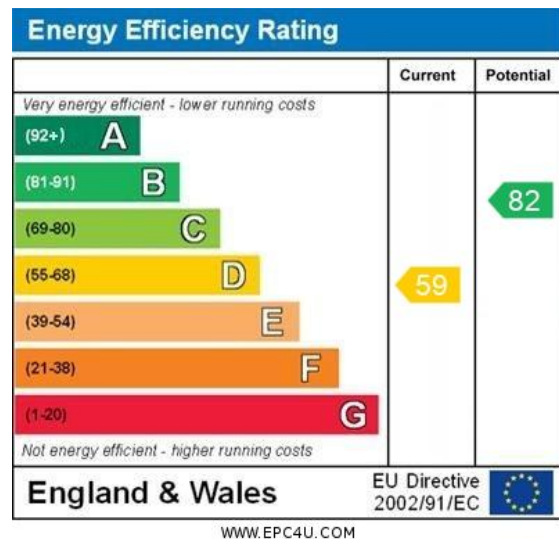
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.



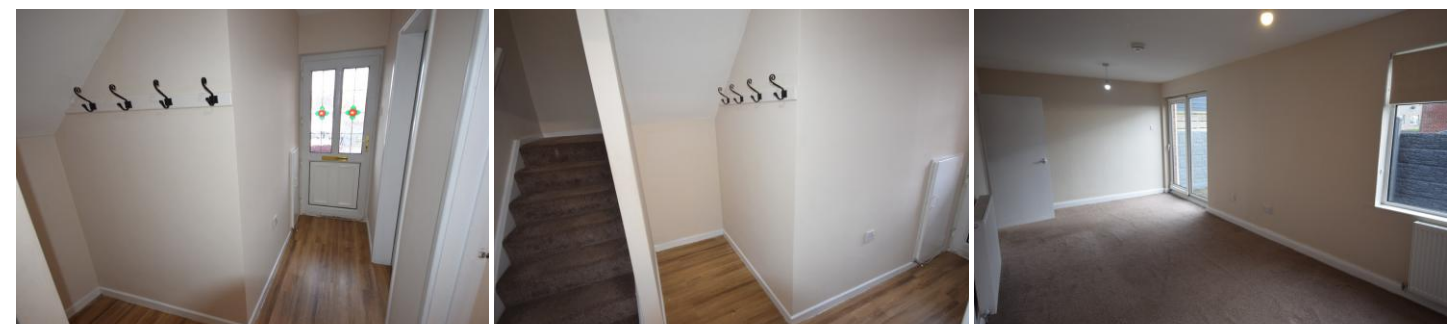
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



| Quantock Green, Barrow-in-Furness | LA14 5BP **Asking Price £149,950**

- Well Presented Family Home
- Sought After Location
- Hallway, Modern Fitted Kitchen
- Spacious Lounge, Dining Room
- 3 Good Size Bedrooms
- White Bathroom Suite
- CH, DG
- Easy Maintenance Front/Rear Gardens
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented family home in the popular location off Ainslie Street, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, ground floor cloaks/WC, modern fitted kitchen with grey units, spacious lounge/diner, three good size bedrooms and a white bathroom suite. The property benefits from central heating, double glazing easy maintenance front/rear garden areas with paved seating areas. The property is tastefully decorated throughout and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/assume.gosh.claim>

FRONTAGE

Easy maintenance front garden area with shale, paved access path, storage cupboard and double-glazed door

ENTRANCE HALL

Laminate flooring, stairs to first floor and doors to

LOUNGE

21' 11" x 9' 11" (6.69m x 3.03m) Double glazed window, 2 radiators, double glazed patio doors to rear diner

GROUND FLOOR CLOAKS

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

KITCHEN

Double glazed window, fitted grey wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, plumbing for washer, display units, laminate flooring and door to

LANDING

Access to the loft, storage cupboard (boiler) and doors to

BEDROOM 1

14' 4" x 9' 10" (4.39m x 3.01m)

Double glazed window and radiator

BEDROOM 2

11' 7" x 9' 11" (3.55m x 3.04m)

Double glazed window and radiator

BEDROOM 3

7' 6" x 10' 11" (2.29m x 3.35m)

Double glazed window and radiator

BATHROOM

Double glazed frosted widow, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with feature taps, panelled enclosed bath with telephone style mixer taps/shower head, tiled splash and laminate flooring

GARDEN

Rear enclosed easy maintenance garden area with paved seating area and access gate to rear

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 **

