

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		86 B
69-80	C		
55-68	D	68 D	
39-54	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

ROSS

Estate Agencies



Hazel Gill | Barrow-in-Furness | LA14 4BD

Asking Price £99,950

- True Bungalow (Row Of 3)
- Suits A Variety Of Buyers
- Hall, L-Shaped Lounge
- Fitted Grey Kitchen
- 1 Double Bedroom
- Shower Suite
- CH,DG
- Front Garden With Lawn
- Easy Maintenance Paved Rear Garden
- Council Tax Band A





Property Description

We are pleased to bring to the market this true bungalow in a row of only 3 in a popular residential area in Barrow, close to local amenities, transport links, schools etc.

The property would suit a variety of buyers, possibly downsizing or somebody looking for easy living accommodation as it is on one floor. The property comprises of entrance hallway giving access to an L-shaped lounge/diner which is open to a fitted grey kitchen, double bedroom and a shower room.

The property benefits from central heating, double-glazing, front garden with a lawn area with easy maintenance and a rear garden with a paved area and a seating area.

Viewings are highly recommended to appreciate size on offer, the property is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Hazel Gill is located off Park Road close to local amenities and transport links.

<https://what3words.com/leads.rider.lodge>

FRONTAGE

Front garden with lawn and access path to.

ENTRANCE HALL

Borrowed frosted window, radiator and doors to.

LOUNGE

12' 3" x 16' 9" (3.74m x 5.11m)

L-shaped lounge with laminate flooring, double-glazed windows, borrowed frosted window, 3 radiators and open to kitchen.

KITCHEN

Double-glazed windows, double-glazed door, fitted high shine grey wall base units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer and tiled splash.

BEDROOM 1

9' 10" x 12' 0" (3.00m x 3.67m)

Double-glazed window, laminate flooring, built-in wardrobes, radiator and access to loft.

BATHROOM

Double-glazed frosted window, white 3-piece suite and low-level WC, hand wash basin with mixer taps/vanity unit, walk-in shower cubicle with shower, radiator and part panelled walls.

GARDEN

Rear enclosed easy maintenance paved area with seating area, outhouse and water tap.

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 **

