ROSS Estate Agencies







Friars Lane | Barrow-in-Furness | | LA13 9NP

Offers In Region Of £120,000

- Semi-Detached Property
- Sought After Location
- Ready To Move Into
- Hall, Pleasant Lounge
- Modern Fitted Kitchen With Appliances
- 2 Bedrooms
- Shower Room
- CH, DG, Easy Maintenance Front/Rear Areas
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented semi-detached property in the popular location on Friars Lane close to popular schools, amenities and transport links. The property is ready to move into and has been renovated and updated by the current vendor.

The property comprises of entrance hall area giving access to the pleasant lounge with feature fire surround, fitted white kitchen with built in appliances and breakfast bar.

On the first floor the property has 2 bedrooms and a shower room.

The property benefits from central heating, double-glazing and easy maintenance front/rear outside areas with seating areas.

The property is now being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Friars Lane is off Roose Road close to local amenities, transport links and schools.

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FRONTAGE

Access gate to forecourt area with easy maintenance shale/seating area, access to rear and double-glazed door to.

ENTRANCE HALL

Double-glazed frosted window, radiator, stairs to first floor and doors to.

LOUNGE

12' 2" x 12' 11" (3.72m x 3.95m) Double-glazed windows, radiator, feature fireplace with ornate coal effect fire and understairs storage.

KITCHEN

Double-glazed window, double-glazed door, radiator, fitted white wall base drawer 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, integrated fridge/freezer, microwave, tiled splash, breakfast bar and boiler.

LANDING

Borrowed frosted window, access to loft, part panelled walls and doors to.

BEDROOM 1

12' 3" x 13' 1" (3.75m x 3.99m)

Double-glazed window and radiator.

BEDROOM 2

11' 2" x 8' 6" (3.42m x 2.60m)

Double-glazed windows, radiator, borrowed frosted window and picture rail.

BATHROOM

Double-glazed frosted window, low level WC, hand wash basin with mixer taps/floating vanity unit, corner shower cubicle with double headed shower, part tiled walls and spotlight ceiling.

YARD

Easy maintenance rear yard with seating area and side access gate.

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 **





















Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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