



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.



Tenure
Freehold

Council Tax Band
A

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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.



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

Asking Price £139,950

- End Terrace Property
- Spacious Family Home
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms
- Bathroom With Separate Cloaks/WC
- CH, DG
- Gardens To Front/Side/Rear
- Viewings Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this spacious end terrace family home in the popular location, close to local amenities, transport links, schools and local employers on Park Road. The property comprises of entrance hallway, giving access to a spacious lounge, fitted kitchen/diner, 3 bedrooms, family bathroom with separate cloaks/WC. The property benefits from central heating, double glazing, extensive gardens to front/side/rear with outhouse/store. Viewings are recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Hazel Gill is off Park Road, right into Broad Close, then proceed into Hazel Gill –

<https://what3words.com/care.rift.blaze>

FRONTAGE

Gardens to the front/side and rear, access gate, extensive lawned area with plants/shrubs, double glazed door to

ENTRANCE HALL

Tiled flooring, stairs to first floor and doors to

LOUNGE

18' 4" x 11' 10" (5.60m x 3.63m)

Double glazed windows, feature fireplace with coal effect fire, coved ceiling and laminate flooring

KITCHEN/DINER

10' 5" x 13' 10" (3.20m x 4.23m)

Double glazed window, fitted wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for dishwasher and washing machine, tiled splash, tiled flooring, panelled ceiling with spotlights and door to side walkway

LANDING

Double glazed frosted window and doors to

BEDROOM 1

12' 2" x 12' 1" (3.73m x 3.70m)

Double glazed window, radiator, storage cupboard and access to the loft

BEDROOM 2

10' 10" x 9' 1" (3.32m x 2.78m)

Double glazed window and storage cupboard

BEDROOM 3

9' 5" x 8' 3" (2.89m x 2.53m)

Double glazed window, radiator and storage cupboard

CLOAKS/WC

Double glazed frosted window and low level WC

BATHROOM

Double glazed frosted window, 3-piece suite, pedestal hand wash basin with taps, panelled enclosed bath, corner shower cubicle with shower, tiled splash, laminate flooring and ceiling spotlights

GARDEN

Rear enclosed garden with lawned area, outhouse/store and side access passage to the front

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

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.

