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
C

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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









Featherstone Crescent | Barrow-in-Furness | LA13 0GX Asking Price £280,000

- Well Presented Detached Family Home
- Popular Residential Area
- Excellent Living Accommodation
- Hall, Spacious Lounge, Dining Room
- Modern Fitted Coloured Kitchen
- 3 Bedrooms, Master Having Ensuite
- Modern Fitted Family Bathroom
- CH, DG, Gardens To Front/Rear
- Off-Road Parking, Garage
- Council Tax Band C





Property Description

We are pleased to bring to the market this well presented and tastefully decorated detached family home in the sought after residential area, close to local amenities, transport links, train station, schools etc.

The property comprises of entrance hallway giving access to ground-floor cloaks/WC, spacious living

room with bay window open to a dining room with patio doors and a modern fitted coloured kitchen with built-in appliances.

To the first floor, the property offers 3 bedrooms with a master having ensuite and a family bathroom. The property benefits from central heating, double-glazing, easy maintenance front garden, an enclosed rear garden with seating area and off-road parking giving access to the garage.

The property is being sold with 100% part-exchange, viewings are highly recommended to appreciate size and standard.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front/side garden with off road parking with access to the garage and double-glazed door to entrance hall.

ENTRANCE HALL

Spotlight ceiling, stairs to first floor and doors to cloaks/wc, lounge and kitchen.

CLOAKS/WC

Double glazed frosted window, low level w.c, pedestal hand wash basin with mixer taps, tiled flooring and radiator.

LOUNGE

16' 2" x 9' 6" (4.95m x 2.91m)

Double glazed bay window, feature fire surround with fire, spotlight ceiling, 2 radiators and open to dining room.

DINING ROOM

9' 7" x 8' 4" (2.94m x 2.56m)

Double glazed patio doors to rear, spotlight ceiling, open to lounge and door to kitchen.

KITCHEN

16' 4" x 9' 6" (5.00m x 2.90m)

Double glazed windows, double glazed door, fitted high shine modern wall and base storage units with worktops to compliment, inset 1 and a half bowl sink unit with mixer taps, integrated double oven, microwave, 4 ring induction hob, extractor over, plumbing for dishwasher, under stairs storage, plumbing for washer, tiled flooring and spotlight ceiling.

LANDING

Access to loft and doors to bedrooms and bathroom.

BEDROOM 1

9' 8" x 12' 4" (2.97m x 3.78m)

Double glazed window, spotlight ceiling, built in mirrored sliding door wardrobe, tv point, radiator and door to ensuite.

ENSUITE

Double glazed frosted window, 3-piece suite with low level w.c, pedestal hand wash basin with mixer taps, corner glazed shower cubicle with double headed shower, tiled splash, towel rail, storage cupboard, tiled flooring and spotlight ceiling.

BEDROOM 2

9' 10" x 8' 7" (3.00m x 2.63m)

Double glazed window, built in mirrored sliding door wardrobes and radiator.

BEDROOM 3

7' 4" x 9' 6" (2.26m x 2.90m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, 3-piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with double headed shower over, tiled splash, tiled flooring and spotlight ceiling.

GARAGE

Up and over door with power and light.

GARDEN

Enclosed rear garden with paved seating area, raised decked area, plants, shrubs, water tap 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




