

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		85 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.



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
Estate
Agencies



Thames Road | Barrow-in-Furness | LA14 3LZ

Asking Price £180,000

- Stunning Family Home
- Well Presented And Tastefully Decorated
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms
- Family Bathroom, Separate WC/Cloaks
- Off Road Parking, CH, DG
- Mature Enclosed Rear Garden
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated family home in the popular residential area on Walney, close to popular schools, amenities, transport links, coastal beaches and local employer BAE. The property comprises f entrance hall area, spacious lounge, fitted farmhouse style kitchen/diner with free standing cooker range, 3 bedrooms, family bathroom with a separate cloaks/WC. Th property benefits from central heating, double-glazing, off-road parking for several cars, mature rear enclosed garden with lawned area with plants, shrubs and paved seating area. Viewings are highly recommended to appreciate size and standard on offer

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located on Walney, just behind Mill Lane, on Thames Road

<https://what3words.com/human.newest.paused>

FRONTAGE

Off road parking for several cars, easy maintenance, paved area and double-glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, double glazed window and door to

LOUNGE

15' 0" x 10' 5" (4.59m x 3.20m)

Double glazed window, radiator, laminate flooring, coved ceiling and door to

KITCHEN/DINER

Double glazed widows, double glazed doors to front/back, open plan spacious kitchen/diner with farmhouse style wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, free range Flavel cooker with 7-ring hob with extractor over, plumbing for washer, tiled splash, ceiling spotlights and tiled flooring

LANDING

Double glazed frosted window, storage cupboard, access to the loft and door to

BEDROOM 1

15' 10" x 9' 6" (4.85m x 2.90m)

Two Double glazed windows, laminate flooring and coved ceiling

BEDROOM 2

9' 1" x 11' 11" (2.78m x 3.65m)

Double glazed window, radiator and coved ceiling

BEDROOM 3

5' 11" x 11' 3" (1.82m x 3.45m)

Double glazed window, radiator, coved ceiling and over stairs storage cupboard

CLOAKS/WC

Double glazed frosted window, radiator and low-level WC

BATHROOM

Double glazed frosted window, radiator, white pedestal hand wash basin with waterfall style mixer taps, panelled enclosed bath with waterfall style mixer taps, double headed shower, feature tiled splash, panelled ceiling and tiled flooring

GARDEN

Rear enclosed garden with lawned area, plants/shrubs, paved area and storage shed

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 **

