

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		84 B
69-80	C	70 C	
55-68	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



Rating Lane | Barrow-in-Furness | LA13 9LF

Asking Price £325,000

- Stunning Semi-Detached Family Home
- Sought After Location
- Porch, Hallway, GF Cloaks/WC
- Bay Window Lounge, Dining Room
- Fitted Coloured kitchen
- 3 Bedrooms, 4-Piece Suite Family Bathroom
- CH, DG, Off Road Parking For Several Cars
- Detached Double Garage
- Gardens To Front Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning semi-detached family home in the sought-after location close to local schools, amenities, transport links and small children's play park.

The property has been updated by the current vendor and is tastefully decorated throughout. The property comprises of entrance porch leading to the hallway, ground floor cloaks, bay window lounge, pleasant dining room open to the fitted coloured kitchen. To the first floor the property has 3 bedrooms and a modern fitted 4-piece family bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars, giving access to the double garage, easy maintenance front garden with a private rear enclosed garden with lawned area with plants shrubs, raised garden area with private seating area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Our property on Rating Lane is close to local schools, 6th Form College and just across from the children's park.

<https://what3words.com/pronouns.insurers.ulterior>

FRONTAGE

Off road parking for several cars, access to detached garage, access to easy maintenance front garden with shale area, mature hedge row, access to side garden area and rear garden, double-glazed door to porch, double-glazed windows, tiled flooring, built in benches with storage and double-glazed door to.

ENTRANCE HALL

Double-glazed frosted windows, radiator, oak effect flooring, stairs to first floor, understairs storage, picture rail and doors to.

LOUNGE

12' 6" x 10' 4" (3.82m x 3.15m)

Double-glazed bay window, radiator, feature fire surround with coal effect fire, picture rail, coved ceiling with spotlights, oak effect flooring and built in glass display storage cupboard with shelving.

DINING ROOM

10' 2" x 12' 9" (3.10m x 3.91m)

Double-glazed patio doors with side panel windows, radiator, oak effect flooring, built in storage cupboards with shelving, picture rail, coved ceiling with spotlights and open to kitchen.

KITCHEN

Double-glazed Bay window, double-glazed window to rear, fitted coloured wall base drawer units with worktops to compliment, inset ceramic white 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer and dishwasher, tiled splash, spotlight ceiling, oak effect flooring and open to dining room.

CLOAKS/WC

Low level WC, hand wash basin with mixer taps, vanity unit, tiled splash and oak effect flooring.

LANDING

Double-glazed coloured glass window, balustrade, access to loft and doors to.

BEDROOM 1

9' 7" x 13' 5" (2.94m x 4.10m)

Double-glazed bay window, radiator, fitted full length wardrobes with hanging storage and picture rail.

BEDROOM 2

12' 1" x 11' 8" (3.70m x 3.57m)

Double-glazed window, radiator, fitted full length wardrobes with hanging storage, picture rail and coved ceiling.

BEDROOM 3

6' 10" x 7' 4" (2.10m x 2.24m)

Double-glazed window, radiator and coved ceiling.

BATHROOM

Double-glazed frosted window, radiator, white 4-piece suite, low level WC, floating hand wash basin with mixer taps, panelled enclosed bath with mixer taps, shower head, corner shower cubicle with shower, tiled splash, oak effect flooring and spotlight ceiling.

GARAGE

18' 7" x 16' 1" (5.68m x 4.92m)

Detached double garage with electric shutter door, power/lights, several windows and work bench.

GARDEN

Enclosed mature rear garden with lawned area, plants/shrubs, mature hedge row, trees, raised lawned area with private seating area, raised flower beds, shale seating area, side access gate 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 nonrefundable once the AML check has been carried out

