



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
D

Contact Details

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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.



Dorcas Avenue | Barrow-in-Furness | LA13 9NB

Asking Price £335,000

- Detached True Bungalow
- Cul-De-Sac Location Off Dorcas Avenue
- Hallway, Spacious Lounge
- Fitted Kitchen, Utility Room
- Dining Area
- 3 Bedrooms, 4-Piece Suite Bathroom
- CH, Off Road Parking, Garage
- Gardens Front/Rear
- Viewing Recommended
- Council Tax Band D





Property Description

We are pleased to bring to the market this well presented and tastefully decorated detached true bungalow, in a cul-de-sac location off Dorcas Avenue, close to local amenities, transport links etc. The property comprises of vestibule, hallway, giving access to a spacious lounge with patio doors, dining room with double doors to the kitchen, utility room, 3 double bedrooms and 4-piece suite bathroom. The property benefits from a mixture of doors, UPVC window/doors, CH, DG, off road parking giving access to the garage, easy maintenance front/side/rear gardens with paved seating areas, lawned areas with plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/ants.brass.woes>

FRONTAGE

Easy maintenance front garden with off road parking access to the garage, side access gate, lawned area with plants/shrubs, front door leading to vestibule, laminate flooring, dado rail, coved ceiling

ENTRANCE

Front door leading to vestibule, laminate flooring, dado rail, coved ceiling and door to

ENTRANCE HALL

Laminate flooring, radiator, access to the loft, dado rail, coved ceiling and doors to

LOUNGE

15' 10" x 13' 2" (4.85m x 4.03m)

Double Glazed window, radiator, patio doors to garden, feature fire surround with coal effect fire, dado rail, coved ceiling and open archway to

DINING ROOM

10' 3" x 8' 9" (3.14m x 2.68m)

Double glazed UPVC patio doors to rear garden, radiator, double doors to kitchen, dado rail and coved ceiling

KITCHEN

Double glazed window, double doors to dining area/lounge, fitted white wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over and glass display units

UTILITY ROOM

Door to side, base units with stainless steel sink/taps, plumbing for washer, tiled splash and door to the kitchen

BEDROOM 1

12' 9" x 10' 5" (3.91m x 3.19m)

Double glazed leaded bay window, double door built-in wardrobe

BEDROOM 2

12' 11" x 9' 10" (3.94m x 3.00m)

Double glazed window, radiator, built-in double door wardrobe

BEDROOM 3

12' 10" x 7' 8" (3.93m x 2.35m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, 4-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with taps, shower cubicle with shower and tiled splash



GARAGE

Up/Over door with power and light

GARDEN

Rear enclosed garden with paved seating areas, lawned area with plants/shrubs and side access gates

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 **

