

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	72 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



Tyne Road | Barrow-in-Furness | LA14 3NA

Asking Price £175,000

- Well Presented Family Home
- Sought After Location On Walney
- Hall, Spacious Lounge
- Open Plan Fitted Kitchen/Diner
- 3 Bedrooms, Cloaks/WC
- Separate Shower Room
- CH, DG
- Front/Rear Gardens
- Off Rod Parking For 2 Vehicles
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated family home on Walney, close to local amenities, transport links, schools, coastal beaches and close to local employer BAE. The property has been updated by the current vendor and is ready to move into. The property comprises of entrance hallway, spacious lounge with patio doors to the garden, extended and open-plan fitted kitchen/diner with a feature central Island, ground floor cloaks/WC, three good size bedrooms, shower room with a separate cloaks/WC.

The property benefits from central heating, double glazing, pleasant front garden area with off road parking for two vehicles, mature rear garden with plants/shrubs and seating areas.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Tyne Road is off Mill Lane on Walney, close to local amenities, transport links, coastal beaches etc. - <https://what3words.com/round.duke.loads>

FRONTAGE

Off road parking for two vehicle, easy maintenance front garden and double-glazed door to

ENTRANCE HALL

Double glazed frosted window, stairs to the first floor and door to

LOUNGE

10' 8" x 15' 0" (3.26m x 4.59m)

Double glazed patio doors to the rear, double glazed windows, multi-fuel fire with fireplace, part panelled walls and door to

KITCHEN/DINER

14' 5" x 15' 5" (4.40m x 4.70m)

Double glazed windows, double glazed door to the rear garden, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, glass display units, feature Island with storage and seating area, tiled splash and understairs storage

CLOAKS/WC

Housing the boiler

LANDING

Double glazed frosted windows, storage cupboard, access to the loft and doors to

BEDROOM 1

9' 3" x 15' 5" (2.82m x 4.72m)

Double glazed windows, radiator and part panelled wall

BEDROOM 2

8' 11" x 11' 10" (2.74m x 3.62m) Double glazed window and radiator

BEDROOM 3

6' 2" x 11' 10" (1.88m x 3.63m)

Double glazed window and radiator

CLOAKS/WC

Double glazed frosted window and low level cloaks/WC

BATHROOM

Double glazed frosted window, radiator, hand wash basin with taps, shower cubicle with shower, part panelled walls and part tiled walls

GARDEN

Rear enclosed garden with mature plants/shrubs, raised boarders, seating areas and easy maintenance shale area

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

