



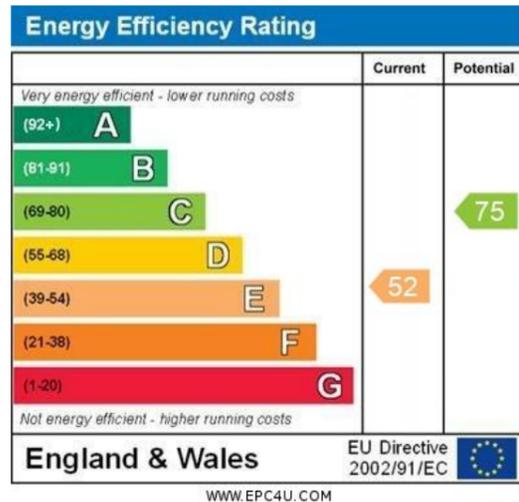
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Monks Brow | Barrow-in-Furness | LA13 9PL

Asking Price £214,950

- Well Presented Family Home
- Sough After Location
- Renovated By The Current Vendor Throughout
- Hall, Lounge
- Pleasant Dining Room, Modern Fitted Kitchen
- 2 Bedrooms, Bathroom
- CH, DG, Detached Garage
- Easy Maintenance Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated family home in a sought-after residential area, close to local amenities, transport links and popular schools. The property has been renovated throughout including all new floorings etc. The property comprises of entrance hall area, giving access to the lounge, pleasant dining room with patio doors, modern recently fitted kitchen with built-in appliances, 2 bedrooms and a modern bathroom. The property comprises of entrance hall area giving access to the lounge, pleasant dining room with patio doors, modern recently fitted kitchen with built-in appliances, 2 bedrooms and a modern bathroom.

The property benefits from central heating, double glazing, easy maintenance front garden with access to a pleasant rear garden with paved seating areas and access to the detached garage. 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/couch.splash.legal>

FRONTAGE

Easy maintenance front garden with plants shrubs and side access gate to rear

ENTRANCE HALL

Door to understairs storage and doors to

LOUNGE

12' 0" x 12' 2" (3.67m x 3.73m)

Double glazed windows, door to stairs and first floor

DINING ROOM

13' 3" x 15' 3" (4.05m x 4.65m)

Double glazed patio doors to rear garden, dado rail and door to the kitchen

KITCHEN

Double glazed windows, radiator, double glazed stable style door, recently fitted white wall base units with worktops to compliment, inset white sink with mixer taps, integrated double oven, 4-ring hob with extractor over, fridge, freezer, plumbing for dishwasher, washer, tiled splash and laminate flooring

LANDING

Double glazed window, radiator, access to the loft and doors to

BEDROOM 1

12' 5" x 12' 3" (3.81m x 3.75m)

Double glazed windows, built-in storage cupboard (boiler)

BEDROOM 2

13' 1" x 8' 11" (4.01m x 2.72m)

Double glazed window, radiator, built-in full-length wardrobes with hanging shelving, feature decorated wall and coved ceiling

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, feature hand wash basin with mixer taps, white vanity unit, corner shower cubicle with shower, glass shelving, tiled splash and ceiling spotlights

GARAGE

Detached garage with double glazed widow and double-glazed door to the garden

GARDEN

Rear enclosed garden with paved seating areas with plants/shrubs, storage shed, access to the garage, side access gate, water tap and outside electrics

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 **

