



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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure
Freehold

Council Tax Band
C

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.



Rowan Drive | Barrow-in-Furness | LA13 0JN

Asking Price £285,000

- Well Presented True Bungalow
- Popular Location On Holbeck
- Tastefully Decorated And Renovated Throughout
- Hall, L-shaped Lounge, Dining Area
- Modern Fitted Kitchen
- 2 Bedrooms
- Modern Shower Room
- Off Road Parking, Yard Area, Workshop/Store
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated true bungalow in the popular residential area on Holbeck, close to local amenities, transport links and popular schools. The property has been updated and renovated by the current vendor to a high standard throughout. The property comprises of entrance hall giving access to the L-shaped lounge/dining area with wood burner style fire, modern fitted coloured kitchen with built-in appliances, modern shower room and two bedrooms. The property benefits from off road parking to the front with access to a further parking area with roller shutter door, workshop/store, easy maintenance front/rear gardens with covered seating area, seating areas with plants/shrubs. viewing is highly recommended to appreciate standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/earth.cross.deeplly>

FRONTAGE

Easy maintenance front garden area with outside electrics, off road parking for several cars, access to workshop/store and double-glazed door to

ENTRANCE HALL

Double glazed frosted window, double door storage, laminate flooring and door to

LOUNGE

21' 3" x 15' 4" (6.50m x 4.69m)

L-shaped lounge/diner with double glazed bay window, double glazed window, feature fireplace with wood burner style fire, radiator and doors to

KITCHEN

Double glazed window, double glazed door, fitted coloured wall base drawer units with worktops to compliment, inset grey sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, freezer, dishwasher and laminate flooring

LANDING

Access to the loft and doors to

BEDROOM 1

12' 4" x 10' 3" (3.77m x 3.14m)

Double glazed patio doors to the rear and radiator

BEDROOM 2

12' 2" x 9' 2" (3.71m x 2.80m)

Double glazed bay window and radiator

BATHROOM

Double glazed frosted window, radiator, modern fitted 3-piece suite, low level WC with hand wash basin with mixer taps and vanity unit, corner shower cubicle with mixer taps and tiled splash

YARD

Roller shutter door to front, water tap and double doors to workshop

GARDEN

Rear covered seating area with paved seating area, rear enclosed garden with lawned area and plants/shrubs

WORKSHOP/STORE

13' 7" x 13' 7" (4.15m x 4.15m)

Double glazed patio doors, double glazed door to rear, power/light and panelled walls

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 **

