

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.

ROSS

Estate Agencies



Carisbrooke Crescent | Barrow-in-Furness | LA13 0HU Asking Price £299,950

- Well Presented Semi Detached Family Home
- Sought After Location
- Well Presented/Tastefully Decorated Throughout
- Hall, Open Plan Kitchen, Diner, Sitting Room
- Bay Window Lounge
- 3 Bedrooms, Modern Shower Room
- CH, DG, Off Road Parking For Several Cars
- Garage, Mature Extensive Rear Garden
- Vacant Possession
- Council Tax Band C



ROSS Estate Agencies

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sales@rossstateagencies.co.uk
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Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location in Holbeck, close to local amenities, transport links, schools etc. The property has been renovated by the current vendor to a high standard throughout, it comprises of a vestibule, entrance hallway leading to a fitted kitchen, with open plan living accommodation to dining room and sitting room, double doors to the bay window lounge. To the first floor, 3 bedrooms and a modern fitted shower room. The property benefits from off road parking for several cars, garage being set in the corner. The property offers an extensive mature garden with paved seating areas, lawned areas with plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer, it's being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/salad.broken.smug>

FRONTAGE

Off road parking giving access to the garage and rear garden, easy maintenance shale front garden and double glazed doors to

VESTIBULE

Tiled flooring and double glazed door to

ENTRANCE HALL

Spindle staircase to first floor, radiator, laminate flooring, understairs storage and doors to

LOUNGE

13' 5" x 11' 7" (4.11m x 3.54m) Double glazed bay window, radiator and coved ceiling

SITTING ROOM

11' 8" x 12' 3" (3.57m x 3.74m)

Borrowed frosted window, radiator, open to dining room, double doors to lounge and coved ceiling

DINING ROOM

10' 5" x 9' 7" (3.19m x 2.93m)

Double glazed bi-folding doors to rear, open to kitchen and open archway to sitting room

KITCHEN

5' 4" x 18' 2" (1.63m x 5.55m)

Double glazed windows, radiator, fitted wall base drawer units with worktops to compliments, inset black 1 1/2 bowl with mixer taps, inset oven, 5-ring hob with extractor over, integrated fridge/freezer, dishwasher, plumbing for washer, tiled splash, tiled flooring, panelled ceiling with spotlights, borrowed frosted window, open

LANDING

Double glazed frosted window, spindle balustrade, access to the loft and doors to

BEDROOM 1

13' 6" x 11' 1" (4.13m x 3.40m) Double glazed bay window, radiator, coved ceiling and dado rail

GARAGE				
Power	light,	side	access	door
GARDEN				
Extensive rear garden with mature plants/shrubs, trees, paved seating areas, raised flower beds and lawned areas				

BEDROOM 2

12' 1" x 9' 11" (3.69m x 3.03m)

Double glazed window, radiator and coved ceiling

BEDROOM 3

8' 1" x 6' 5" (2.48m x 1.98m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, modern fitted 3-piece suite, low level WC, feature shaped hand wash basin with mixer taps, black high shine units, walk-in double size shower cubicle, with shower, sparkle tiled splash, panelled ceiling with spotlight



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 **

