

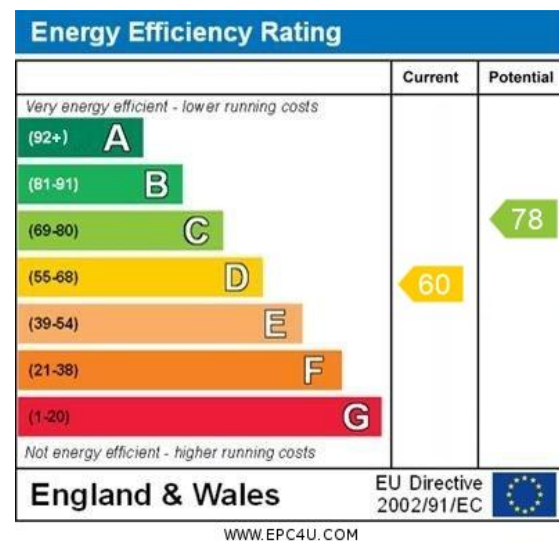
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



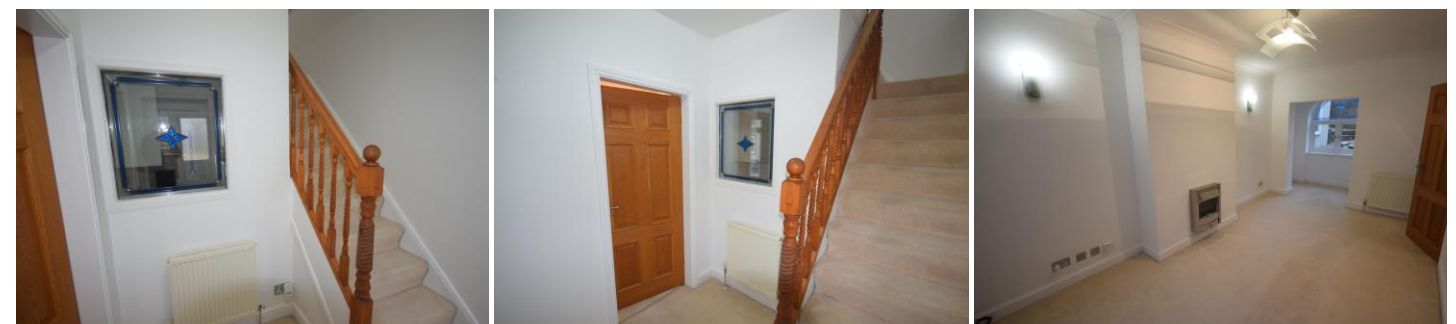
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**Residential Sales Residential Lettings Commercial Sales & Lettings**

# ROSS

## Estate Agencies



**Dalton Lane | Barrow-in-Furness | LA14 4HT**

**Asking Price £245,000**

- Well Presented Semi Detached Home
- Sough After Location In Hawcoat
- Hallway, Spacious Lounge, Study
- Modern Fitted Grey Kitchen
- 3 Bedrooms
- Fitted White Bathroom With Spa Bath
- Central Heating, Double Glazing, Easy Maintenance Garden
- Large Garage With Utility Area
- Gated Driveway
- Council Tax Band B







## Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi detached home in the sought after location of Hawcoat, close to local transport links, schools, etc. The property has been updated by the current vendor. The property comprises of entrance hallway with spindle staircase, spacious lounge with rear study area, modern fitted grey kitchen, 3 bedrooms and a fitted 3-piece suite bathrooms with jet spa bath. The property benefits from central heating, double glazing, with some feature coloured glass windows throughout, rear easy maintenance garden with raised feature patio area, access to a large garage with electric up/over door, utility area to rear, double gates leading to off road parking, viewing is highly recommended, it's also being sold with vacant possession, please be mindful this property is next to a Memorial Hall for mortgage purposes.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/means.erase.charmingly>

### FRONTAGE

Front access gate leading to forecourt area and double glazed door to

### ENTRANCE HALL

Double glazed window, radiator, spindle staircase to 1st floor, feature coloured glass borrowed window and door to

### LOUNGE

**17' 11" x 9' 10" (5.48m x 3.01m)** Double glazed bay window, radiator, wall mounted fire, coved ceiling and door to

### STUDY AREA

**5' 11" x 3' 9" (1.82m x 1.15m)**

Feature coloured glass window

### KITCHEN

Double glazed windows, radiator, double glazed door, fitted modern grey wall base drawer units with worktops to compliment, inset coloured sink with mixer taps, integrated new oven, 4-ring hob with extractor over, breakfast bar, borrowed coloured glass window, under stairs storage and L.V.T Herringbone flooring

### LANDING

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

### BEDROOM 1

**9' 11" x 9' 6" (3.03m x 2.90m)**

Double glazed window and radiator

### BEDROOM 2

**10' 9" x 9' 6" (3.28m x 2.92m)**

Double glazed window and radiator

### BEDROOM 3

**7' 1" x 7' 3" (2.16m x 2.22m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, white 3-piece low level WC, pedestal hand wash basin with mixer taps, panelled enclosed spa style bath with mixer taps. shower over, tiled walls, tiled flooring and coved ceiling

### GARAGE

**22' 10" x 11' 3" (6.98m x 3.45m)**

Detached garage with double glazed door, power light, powered sectional insulated door, double glazed windows, storage in loft space, stainless steel sink with taps, fitted wall base drawer units, plumbing for washer, has a 3.2KW storage heater, has a cavity wall built to building regulations of a dwelling



### GARDEN

Rear enclosed easy maintenance rear garden with paved area, feature stone patio area, access gate - access to the garage, water tap, access to off road parking with double 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

