



**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.



#### 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.



### Shearwater Crescent | Barrow-in-Furness | LA14 3JP Asking Price £279,950

- Detached Family Home
- Sought After Location On Walney
- Hallway, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms, Master Having En-Suite
- Family Bathroom
- CH, DG
- Easy Maintenance Gardens To Front/Rear
- Off Road Parking, Garage
- Council Tax Band C





## Property Description

We are delighted to bring to the market this spacious detached family home in the sought after location on Walney island, close to local amenities, transport links, schools and lovely coastal beaches. The property offers excellent family living accommodation comprising of entrance hallway, giving access to spacious lounge with bay window to the front and patio doors to the rear, fitted kitchen/diner, 3 bedrooms, master having ensuite family bathroom. The property benefits from central heating, double glazing, easy maintenance front/rear gardens, off road parking for several cars, detached garage. Viewings are highly recommended to appreciate size on offer.

### SERVICES

Ga, Electric, Water, Telephone, Drainage

### LOCATION

Close to local amenities, schools, transport links, coastal beaches

### FRONTAGE

Easy maintenance front garden with off road parking, drive 15.3 metres and double-glazed door to

### ENTRANCE HALL

Stairs to first floor and doors to

### LOUNGE

**17' 11" x 11' 4" (5.47m x 3.47m)** Double glazed bay window, double glazed patio doors to rear, feature fireplace, dado rail and coved ceiling

### DINING ROOM

Double glazed window, double glazed door to side, coved ceiling, breakfast bar open to kitchen

### KITCHEN/DINER

**9' 6" x 18' 2" (2.92m x 5.54m)**

Double glazed window, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink unit with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, dishwasher, breakfast bar, wine rack, understairs storage, open to dining area

### LANDING

Double glazed window, spindle balustrade, dado rail, access to boarded loft with light and doors to

### BEDROOM 1

**9' 8" x 11' 6" (2.95m x 3.51m)**

Double glazed window, radiator, door to en-suite, double glazed frosted window, white suite, low level WC with hand wash basin, mixer taps/vanity units, corner shower cubicle with shower, tiled walls and tiled flooring

### BEDROOM 2

**12' 8" x 9' 8" (3.87m x 2.96m)**

Double glazed window, radiator, TV and over stairs storage cupboard

### BEDROOM 3

**8' 5" x 7' 10" (2.57m x 2.41m)**

Double glazed window, radiator, panelled ceiling with spotlights

### BATHROOM

double glazed frosted window, radiator, white 3-piece suite low level WC, with hand wash basin with mixer taps, vanity units, panelled shaped bath with water fall style mixer taps, shower over, panelled walls and panelled ceiling with spotlights

### GARAGE

**21' 11" x 9' 9" (6.7m x 2.98m)**

Up/over door, power/light, side door to garden with window

### GARDEN

Rear enclosed gardens with lawned area, paved patio area, access to garage with water tap

### 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 \*\*

