

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Tenure

Freehold

Council Tax Band

C

Contact Details

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Bamburgh Close | Barrow-in-Furness | LA13 0EA

Asking Price £259,950

- Well Presented Semi Detached Family Home
- Sought After Cul-de-Sac Location
- Excellent Family Living Accommodation
- Lounge, Fitted Kitchen/Diner, Cloaks/WC
- 4 Bedrooms, Ensuite
- Family Bathroom
- CH, DG, Off Road Parking For Several Cars
- Front/Rear And Enclosed Side Gardens
- Viewing Highly Recommended
- Council Tax Band C





Property Description

SERVICES

Gas, Electric, Telephone, Water, Drainage

LOCATION

Bamburgh Close is off a cul-de-sac, Flass Lane, off Roose Road, close to local amenities, transport links and a local schools –

<https://what3words.com/taken.bets.wipe>

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in a sought after cul-de-sac location off Flass Lane, close to local amenities, transport links, popular schools and pleasant walkways to the Abbey.

The property comprises of a spacious lounge, ground floor cloaks/WC, fitted kitchen/diner, 4 bedrooms over 2 floors with the main bedroom being on the 2nd floor with an ensuite and a modern fitted bathroom suite. The property benefits from central heating, double-glazing, off road parking for several cars, easy maintenance front/rear and extra piece of garden, enclosed to the side, as an added bonus.

The property is well presented throughout and ready to move into. viewings are highly recommended to appreciate size and standard on offer.

FRONTAGE

Off road parking for several vehicles, paved area, easy maintenance front garden with lawned area, with plants/shrubs, fenced side garden and double glazed door to

LOUNGE

12' 5" x 15' 4" (3.79m x 4.69m)

Double glazed window, radiator, laminate flooring, feature fireplace with fire, understairs storage, ceiling spotlights and door to

HALL AREA

Stairs to first floor, laminate flooring and door to

CLOAKS/WC

Low level WC, handwash basin with mixer taps/vanity unit, tiled flooring and radiator

KITCHEN/DINER

8' 5" x 12' 2" (2.59m x 3.71m)

Double glazed patio doors to rear garden, double glazed window, fitted grey wall base drawer unit with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge/freezer, plumbing for washer, tiled flooring and ceiling spotlights

LANDING

Spindle staircase to 2nd floor, spindle balustrade, radiator and doors to

BEDROOM 2

12' 5" x 8' 11" (3.79m x 2.74m)

Double glazed windows, radiator and built-in sliding door wardrobes

BEDROOM 3

8' 6" x 12' 4" (2.60m x 3.78m) Double glazed window, radiator and built-in sliding door wardrobes

BATHROOM

3-piece suite, low level WC, handwash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps, shower over, tiled splash, laminate flooring and ceiling spotlights

2ND FLOOR BEDROOM 1

12' 7" x 10' 8" (3.85m x 3.27m)

Double glazed Velux windows, built-in wardrobes, storage, access to the loft, ceiling spotlights and door to ensuite

ENSUITE

Low level WC, handwash basin with mixer taps/vanity unit, walk-in shower cubicle with shower, tiled splash, radiator, built-in mirrored sliding door, storage and ceiling spotlights



2ND FLOOR BEDROOM 4

8' 4" x 6' 5" (2.55m x 1.98m)

Double glazed window and radiator

GARDEN

Rear fenced enclosed garden with lawned area, paved seating and access to the side, enclosed fenced side private garden area with lawned area, plants/shrubs, raised flower beds, decked seating area with outside electrics, side access gate and storage shed

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

