



**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.

**Tenure**  
Freehold

**Council Tax Band**  
B

**Contact Details**  
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**Moor Tarn Lane | Barrow-in-Furness | LA14 3LP**

**Asking Price £225,000**

- Extended Semi Detached Family Home
- Sought After Location On Walney
- Porch, Hallway, Open-Plan, Lounge, Dining Room
- Extended Modern Kitchen/Dining Room
- 3 Bedrooms
- Modern Fitted Wet Room Style Shower Room
- CH, DG
- Gardens To Front/Side/Rear
- Off Road Parking & Garage
- Council Tax Band B





## Property Description

We are pleased to bring to the market this well presented extended semi-detached family home, in the sought after location on Walney, close to local amenities, schools, golf course, local coastal beaches etc. The property offers excellent family living accommodation comprising of entrance porch, hallway, bay window lounge, open to the dining room, modern fitted extended kitchen/diner with patio doors, 3 bedrooms and a modern wet room style shower room. The property benefits from central heating, double glazing, gardens to front/side and rear with off road parking and a garage. Viewings are recommended to appreciate the size and standard on offer; it's also being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/salt.intent.shin>

### FRONTAGE

Access gate to lawned garden area with plants/shrubs, paved access to side/rear, side lawned garden area, access gate to rear and access to garage

### PORCH

Double glazed door, double glazed windows, tiled flooring and door to

### ENTRANCE HALL

Frosted side windows, radiator, stairs to first floor and doors to

### LOUNGE

**12' 7" x 13' 1" (3.85m x 4.01m)**

Double glazed window feature fireplace with coal effect fire, featured arched shelving and open to the dining room

### DINING ROOM

**13' 11" x 11' 8" (4.26m x 3.58m)**

Double glazed window, feature fire surround with coal effect fire, door to kitchen and open to the lounge

### KITCHEN/DINER

Double glazed patio doors to side garden, double glazed door/window, fitted coloured wall base drawer unit with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated double oven, 4-ing hob with extractor over, fridge, plumbing for washer, ceiling spotlights, double door storage, understairs storage and storage cupboard (boiler)

### LANDING

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

### BEDROOM 1

**13' 2" x 9' 8" (4.02m x 2.96m)**

Double glazed window, built-in full-length wardrobes with hanging/shelving

### BEDROOM 2

**13' 6" x 9' 4" (4.14m x 2.85m)**

Double glazed window, radiator, built-in full length wardrobes with hanging shelving

### BEDROOM 3

**6' 6" x 7' 4" (2.33m x 2.25m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted windows, radiator, fitted white low-level WC, floating hand wash basin with mixer taps, wall mounted shower with wet-room style flooring, panelled walls, panelled ceiling with spotlights and storage cupboard



### GARDEN

Side garden with lawned area, plants, shrubs, access gate to rear/garage, rear paved seating area and plants/shrubs

### 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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

