



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

B

Contact Details

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

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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.



ROSS Estate Agencies

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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rentals@rossestateagencies.co.uk
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Residential Sales Residential Lettings Commercial Sales & Lettings



Longlands Avenue | Barrow-in-Furness | LA13 0AG Asking Price £175,000

- Semi-Detached Family Home
- Sought After Location, Beacon Hill
- Porch & Entrance Hall,
- Spacious Lounge/Diner
- Extended Fitted Kitchen
- Double Glazed, Electric Storage Heater
- Off Road Parking/Small Garage
- Gardens Front/Rear
- Vacant Possession
- Council Tax Band B





Property Description

We are pleased to bring to the market this semi-detached family home in the sought after location on Beacon Hill Estate, close to local amenities, transport links, schools etc. The property comprises of an entrance Porch area, hallway leading to a spacious lounge/diner, extended fitted kitchen/diner. To the first floor the property has 3 bedrooms and a bathroom. The property benefits from double glazing, electric storage heaters, double gates, giving access to off road parking and store/small garage. Easy maintenance gardens front and rear with a greenhouse and workshop to the rear. The property is being sold with vacant possession and viewing recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/boot.tests.tens>

FRONTAGE

Double gates leading to off road parking and small garage/outhouse, easy maintenance front garden with plants/shrubs

VESTIBULE

Double glazed door to Porch, double glazed windows, storage heater and door to

ENTRANCE HALL

Double glazed windows, stairs to first floor, storage heater, coved ceiling, understairs storage and doors to

LOUNGE/DINER

16' 6" x 11' 6" (5.03m x 3.52m)

Double glazed windows, feature fireplace with electric fire, picture rail and coved ceiling

EXTENDED KITCHEN/DINER

Double glazed window, door to rear porch, fitted wall base drawer units with worktops to compliment, integrated double oven with 4-ring hob, extractor over, stainless steel sink unit with mixer taps, breakfast bar, glass display units and tiled splash

LANDING

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

BEDROOM 1

10' 6" x 8' 9" (3.22m x 2.68m)

Double glazed window, fitted wardrobes with shelving, display unit and overbed fitment

BEDROOM 2

9' 5" x 10' 0" (2.89m x 3.06m)

Double glazed window

BEDROOM 3

7' 11" x 7' 2" (2.42m x 2.19m)

Double glazed window

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath and storage cupboard to

GARAGE/STORE

Double glazed door to rear

GARDEN

Rear garden with paved seating area, steps to greenhouse, paved area, store/outhouse, side access to front garage/store

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 **

