



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		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

Contact Details

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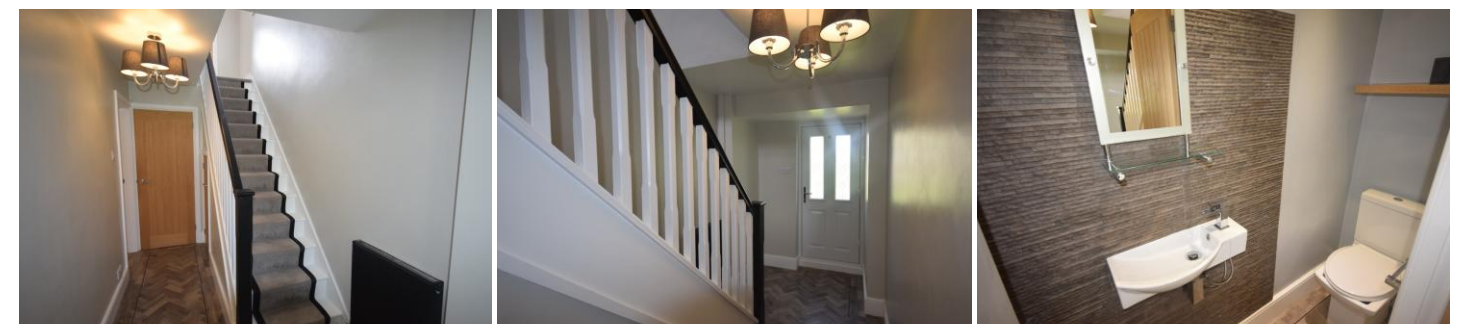
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Chestnut Walk | Barrow-in-Furness | LA13 0JB

Asking Price £285,000

- Extended Semi Detached Family Home
- Sought After Location On Holbeck
- Hall, Open Plan Lounge/Diner
- Fitted Kitchen/Diner
- Ground Floor Cloaks, 3 Bedrooms
- Family Bathroom
- CH, DG, Off Road Parking For Several Cars
- Gardens To Front/Rear
- Pleasant Rear Views
- Council Tax Band C





Property Description

We are delighted to bring to the market this extended semi-detached family home in the sought after location on Holbeck, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, open plan lounge, dining area, double doors to kitchen/diner with patio doors to rear decked area with open views, ground floor cloaks/WC, to the first floor, the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars, easy maintenance lawned front garden, rear enclosed garden with lawned area and side access. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Chestnut Walk is on the Holbeck Estate off Redoak Avenue -<https://what3words.com/stage.wizard.tall>

FRONTAGE

Off road parking for several cars, easy maintenance lawned garden, side access gate and double-glazed door

ENTRANCE HALL

spindle staircase to the first floor, understairs storage and doors to

LOUNGE/DINER

21' 10" x 11' 7" (6.66m x 3.54m)

Open-plan lounge/diner with double glazed window, built-in media style wall with log effect fire, feature flooring and double doors to

GROUND FLOOR CLOAKS/WC

Low level WC, floating hand wash basin with mixer tap, feature flooring, tiled splash and ceiling spotlights

KITCHEN/DINER

17' 11" x 17' 8" (5.48m x 5.41m)

Double glazed windows, 2 x radiators, double glazed door to the side, double glazed sliding patio doors to the decked area, fitted white wall, base drawer units with worktops to compliment, inset black 1 1/2 sink with mixer tap, integrated double oven, 4-ring hob with extractor over, plumbing for washer, fridge, freezer, ceiling spotlights, tiled flooring and feature tiled splash back

LANDING

Double glazed window, storage cupboard, spindle balustrade, access to the loft and doors to

BEDROOM 1

10' 11" x 10' 4" (3.33m x 3.17m)

Double glazed window, radiator and part panelled walls

BEDROOM 2

10' 11" x 10' 9" (3.33m x 3.30m) Double glazed window with pleasant views and radiator

BEDROOM 3

7' 7" x 6' 2" (2.32m x 1.88m)

Double glazed window, radiator and over-stairs storage

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with waterfall style mixer tap, panelled enclosed shaped bath with waterfall style mixer tap, double headed shower, tiled splash, tiled walls, tiled flooring and ceiling spotlights

GARDEN

Enclosed rear garden with pleasant open views over Barrow to the coastline, raised decked seating area, lawned area with plants/shrubs, raised lawned area, greenhouse, shed, side access, paved area and outside electrics

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 **

