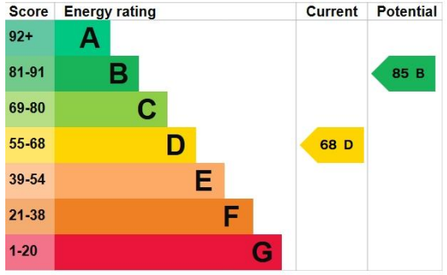
Lucy Boardman (Formerly Lloyds Bank) -

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

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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.

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

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
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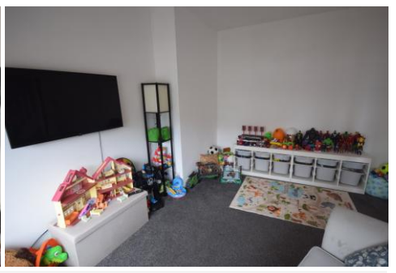
Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









Orontes Avenue | Barrow-in-Furness | LA14 3DL Asking Price £247,000

- Well Presented Extended Semi Detached Home
- Sought After Location On Walney
- Hallway, Bay Window Lounge
- Extended Fitted Kitchen/Diner/Sitting Room
- 3 Bedrooms
- Family Bathroom
- Off Road Parking For Several Cars,
- CH, DG, Rear Enclosed Garden
- No Chain
- 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, transport links, schools and coastal beaches. The property comprises of entrance hallway leading to bay window lounge, extended fitted kitchen/diner, sitting room with double glazed patio doors to rear garden, 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing, off-road parking for several cars, rear enclosed garden with lawned area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located of Black Butts Lane, close to local amenities, transport links, schools and local beaches - https://what3words.com/pass.others.breed

FRONTAGE

Off road parking for several cars, easy maintenance paved area with side access to

ENTRANCE HALL

Double glazed door, stairs to the first-floor spindle balustrade and doors to

LOUNGE

11' 1" x 14' 0" (3.40m x 4.27m)

Double glazed window and radiator

EXTENDED KITCHEN/DINER

15' 10" x 16' 10" (4.83m x 5.15m)

Double glazed patio doors to the rear, double glazed window, white high shine fitted wall base drawer units with worktops to compliment, integrated double oven, 4-ring hob with extractor over, inset white ceramic sink with mixer taps, plumbing for washer, breakfast bar with storage and seating, laminate flooring, ceiling spotlights with double glazed skylight

LANDING

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

BEDROOM 1

10' 0" x 13' 4" (3.06m x 4.08m)

Double glazed window and radiator

BEDROOM 2

10' 0" x 9' 1" (3.05m x 2.78m)

Double glazed window and radiator

BEDROOM 3

7' 6" x 8' 0" (2.30m x 2.44m)

Double glazed window and radiator

BATHROOM

Double glazed frosted wino, white suite with low level WC, pedestal hand wash basin with mixer taps, panelled enclosed shaped bath with mixer taps, double headed shower over, tiled flooring, panelled ceiling with spotlights

GARDEN

Enclosed rear garden with lawned area, paved seating area, side access gate, water tap and outside power with lights

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 **