



Tennyson Avenue | Barrow-in-Furness | Cumbria | LA13 9TX

- Detached Family Home
- Sought After Location
- Hall, Ground Floor Cloaks W/C
- Spacious Lounge With Double Doors
- Modern Fitted Coloured Kitchen/Diner
- Conservatory With Full Ceiling/Feature Windows
- 4 Bedrooms, Master Having Ensuite

Offers In Region Of £410,000

- 4-Piece Suite Family Bathroom, CH, DG
- Off Road Parking, Garage, Gardens
- Council Tax Band D



Property Description

We are pleased to bring to the market this detached family home in the sought after location on Ratings Village close to local amenities, transport links, schools etc. The Property offers excellent family living accommodation comprising of entrance hallway, giving access to the ground floor cloaks/WC, spacious lounge with double doors to the conservatory, modern fitted coloured kitchen/diner with built-in appliances, utility room. To the first floor the property has 4 bedrooms, with master having an ensuite, 4-piece suite family bathroom. The property benefits from central heating, double-glazing, off-road parking for two vehicles, access to the garage, easy maintenance front garden with a mature rear enclosed garden with paved seating areas, lawned area with plants/shrubs/trees, large summer house with power/light. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located off Rating Lane, right into Tennyson Avenue - <https://what3words.com/boom.paddlers.stud>

FRONTAGE

Off road parking giving access to the garage, easy maintenance front garden with raised lawned area, plants shrubs/trees, double glazed door to vestibule, double glazed window, radiator and door to ground floor cloaks

GROUND FLOOR CLOAKS

Double glazed frosted window, low level WC with fitted hand wash basin, mixer taps/grey vanity unit, feature part tiled walls to compliment and tiled flooring

ENTRANCE HALL

Spindle staircase to the first floor, radiator, understairs storage, coved ceiling and doors to

LOUNGE

Double glazed bay window, 2 x radiators, feature fireplace with fire and double doors to the conservatory

CONSERVATORY

14' 5" x 12' 6" (4.40m x 3.82m) Double glazed windows, radiator, double glazed door, double glazed bi-folding doors, full covered ceiling with spotlights, double glazed feature skylight windows and laminate flooring

KITCHEN/DINER

Double glazed windows, radiator, fitted modern sage green wall, base drawer units with worktops to compliment, inset stainless steel sink with 1 1/2 bowl mixer tap, integrated oven, microwave/oven, 5-ring hob with extractor over, dishwasher, breakfast bar, wine rack, coved ceiling, tiled splash, part tiled flooring and open archway to the utility area

UTILITY AREA

5' 7" x 6' 5" (1.71m x 1.97m) Double glazed door to the rear, plumbing for washer, storage cupboard, tiled splash and tiled flooring

LANDING

Spindle balustrade, staircase, coved ceiling, access to the loft, double glazed window and doors to

BEDROOM 1

10' 10" x 11' 6" (3.31m x 3.51m) Double glazed bay window, radiator and door to ensuite

ENSUITE

Double glazed window, 3-piece suite, low level hand wash basin with mixer tap/vanity unit, shower cubicle with shower, tiled walls and radiator

BEDROOM 2

8' 3" x 11' 3" (2.54m x 3.43m) Double glazed window, radiator and laminate flooring

BEDROOM 3

8' 2" x 8' 10" (2.49m x 2.70m) Double glazed window and radiator

BEDROOM 4

8' 2" x 8' 7" (2.49m x 2.63m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with mixer tap, panelled enclosed shaped bath, corner shower cubicle with shower, tiled walls and tiled flooring

GARAGE

9' 2" x 17' 7" (2.80m x 5.36m) Up/Over door, power/light, double glazed frosted window and double glazed door to the rear garden

GARDEN

Enclosed mature rear garden with lawned area, plants/shrubs/trees, paved seating areas, summer house with decked seating area, water tap and side access gates

SUMMER HOUSE

Double glazed windows, double glazed patio doors facing the garden and power/light

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 **







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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