



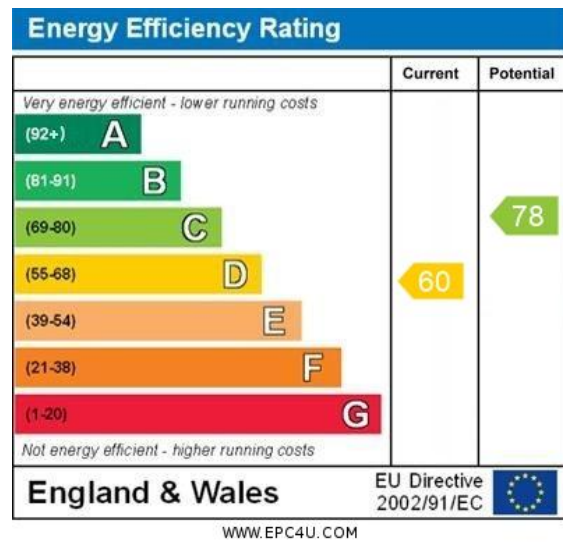
Lucy Boardman (Formerly Lloyds Bank) -

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

C

Contact Details

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Elterwater Crescent | Barrow-in-Furness | LA14 4PH Asking Price £259,950

- Semi-Detached Family Home
- Sought After Location In Hawcoat
- Vestibule, Hallway
- Open Plan Lounge, Dining Room
- Modern Fitted Kitchen
- 3 Bedrooms
- Modern Fitted White Bathroom
- CH, DG, Easy Maintenance Front/Rear Garden
- Off Road Parking, Garage
- Council Tax Band C



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Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location in Hawcoat. The property offers excellent family living accommodation, comprising of vestibule, entrance hallway leading to the open-plan lounge, dining room, modern fitted kitchen, 3 bedrooms and a white modern bathroom suite. The property benefits from central heating, double glazing easy maintenance front/rear enclosed garden, off road parking, giving access to the garage. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/trucks.singer.snaps>

FRONTAGE

Off road parking, giving access to easy maintenance front garden, garden to rear.

VESTIBULE

Double glazed door with double glazed side panel, tiled flooring, double glazed door with side panel to

ENTRANCE HALL

Stairs to 1st floor, laminate flooring, understairs storage and door to

LOUNGE

10' 6" x 13' 0" (3.21m x 3.98m)

Double glazed window, feature fireplace with cola effect fire, laminate flooring and open to

DINING ROOM

8' 11" x 10' 5" (2.74m x 3.20m)

Double glazed window, radiator and laminate flooring and door to

KITCHEN

Double glazed window, double glazed door to rear modern fitted wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink unit with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring and ceiling spotlight

LANDING

Double glazed frosted window, access to loft and doors to

BEDROOM 1

10' 5" x 13' 4" (3.19m x 4.07m)

Double glazed window with pleasant views and radiator

BEDROOM 2

8' 11" x 10' 9" (2.73m x 3.29m)

Double glazed window, radiator, built-in wardrobe/storage

BEDROOM 3

6' 7" x 8' 11" (2.03m x 2.72m)

Double glazed window and radiator

BATHROOM

9' 3" x 18' 0" (2.84m x 5.50m)

Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand wash basin with waterfall style mixer taps, panelled enclosed bath with waterfall style mixer taps, shower over, tiled splash, built in storage and laminate flooring

GARAGE

Up/over door, power/light, double glazed door to side and double-glazed frosted window



GARDEN

Rear enclosed easy maintenance garden with artificial grass, paved seating areas, raised area, side access gate and access to the garage

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 **

