



**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

#### Tenure

Freehold

#### Council Tax Band

C

#### Contact Details

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01229 825636



**Hollow Lane | Barrow-in-Furness | LA13 9JD**

**Asking Price £284,950**

- Detached Family Home
- Sought After Location
- Well Presented And Tastefully Decorated
- Hallway, Bay Window Lounge
- Kitchen/Diner, Dining Room, Bathroom
- 2nd Bedroom, 1st Floor Master With Ensuite
- Gas C/H, D/Glazing, Off Road Parking
- Gardens To Front And Rear
- Viewing Highly Recommended
- Council Tax Band C



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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home in the popular residential area on Hollow Lane close to local transport links and amenities. The property boasts excellent living accommodation comprising of entrance hallway giving access to bay window lounge, modern fitted kitchen/diner, dining room, bathroom and bedroom two, to the first floor from the dining room leading to the master bedroom with a spacious en-suite. The property benefits from gas central heating, double glazing, off road parking for several cars, front raised garden area, enclosed rear garden with lawned area, decked seating area. Viewing is highly recommended to appreciate size and standard on offer. The property is being sold with vacant possession.

### SERVICES

Gas. Electric. Telephone. Water. Drainage

### LOCATION

<https://what3words.com/moral.makes.fleet>

### FRONTAGE

Off road parking, front garden area with raised lawn area, plants and shrubs and steps leading to the double glazed door.

### ENTRANCE HALL

Frosted double glazed window, laminate flooring, storage cupboard and doors to lounge.

### LOUNGE

**16' 4" x 12' 0" (5.00m x 3.68m)**

Double glazed bay window, wall mounted gas fire, tv point and a radiator.

### DINING ROOM

**14' 11" x 9' 5" (4.57m x 2.88m)**

Patio double glazed doors to the rear garden, stairs to first floor master bedroom, laminate flooring, open to kitchen/diner and a radiator.

### KITCHEN/DINER

**9' 10" x 19' 10" (3.02m x 6.06m)**

Double glazed window, double glazed patio doors to rear garden, fitted walnut effect wall and base drawer units with work tops to compliment, inset circular double drawer and sink, multirange cooker with double oven, 4 ring gas hob with extractor over, integrated fridge/freezer, dishwasher, plumbed for washing machine, wine rack, laminate flooring, spotlight ceiling, power point and a radiator.

### LANDING

Spindle staircase/balustrade.

### BEDROOM 1

**23' 9" x 11' 2" (7.26m x 3.41m)**

Double glazed velux windows, built-in storage in the eaves, door to en-suite, tv point and a radiator.

### EN-SUITE

Double glazed window, fitted 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, walk-in shower cubicle with shower, laminate flooring, storage in the eaves, spotlight ceiling and a radiator.

### BEDROOM 2

**36' 5" x 39' 4" (11.1m x 12.0m)**

Double glazed windows, storage cupboard and radiator.

### BATHROOM

Frosted double glazed window, 3 piece suite low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, panel walls, panel ceiling with spot lights, laminate flooring and towel rail.

### GARDEN

Rear enclosed garden with decked seating area, lawned area with plants and shrubs, paved seating area, water tap and access to the side.

### AGENT 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 \*\*

