



**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		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure

Freehold

#### Council Tax Band

B

#### Contact Details

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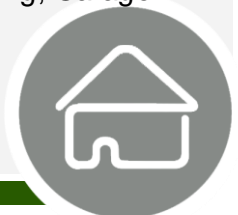
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



**Amphitrite Street | Barrow-in-Furness | LA14 3BZ**

**Asking Price £199,950**

- Semi-Detached Family Home
- Sought After Location On Walney
- Well-Presented/Tastefully Decorated
- Renovated Throughout
- Hall, Open-Plan Lounge, Diner, Kitchen
- 3 Bedrooms
- Shower Room
- CH, DG, Off Road Shared Parking, Garage
- Gardens Front/Rear
- Council Tax Band B





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the popular residential area on Walney, close to local amenities, transport links, popular schools and stunning coastal beaches. The property has been renovated by the current vendor to a high standard. The property comprises of entrance hallway giving access to the open-plan spacious lounge/diner, modern fitted kitchen, 3 bedrooms and white shower suite. The property benefits from central heating, double glazing, shared driveway to give access to the garage, easy maintenance front garden with an extensive rear garden with lawned area with seating area and side access to the drive. The property is being sold with vacant possession and viewings are highly recommended.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

Amphitrite Street, is just off Ocean Road on Walney - <https://what3words.com/area.island.fires>

### FRONTAGE

Easy maintenance front garden with shale area with plants/shrubs, side access to rear garden, shared driveway giving access to garage and double-glazed door with frosted double-glazed window to

### ENTRANCE HALL

Spindle staircase to first floor, radiator, understairs storage, laminate flooring and open to kitchen

### LOUNGE/DINER

**22' 3" x 10' 11" (6.79m x 3.35m)**

Double glazed window, feature fireplace with fire, double glazed patio doors to rear and open to the kitchen

### OPEN PLAN KITCHEN

Double glazed window, recently fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, plumbing for a washer and open to lounge/diner

### LANDING

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

### BEDROOM 1

**13' 1" x 10' 0" (4.01m x 3.06m)**

Double glazed windows and radiator

### BEDROOM 2

**8' 9" x 9' 11" (2.69m x 3.04m)**

Double glazed window, radiator and storage cupboard housing the boiler

### BEDROOM 3

**6' 10" x 6' 9" (2.10m x 2.06m)**

Double glazed window, radiator, over stairs double door wardrobe/storage cupboard

### BATHROOM

Double glazed frosted window, white suite, low level WC, hand wash basin with mixer taps/vanity unit, corner shower cubicle with double headed shower, panelled walls and panelled ceiling

### GARAGE

**9' 6" x 14' 2" (2.91m x 4.33m)**

Up/Over door, double glazed windows and power/light

### GARDEN

Extensive rear enclosed garden with lawned area, patio area, side access gate to the garage and water tap

### 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 \*\*

