



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
A

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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.



West View Road | Barrow-in-Furness | LA14 5AN

Asking Price £199,950

- Spacious Forecourt Family Home
- Accommodation Over 2 Floors
- Popular Location Off Abbey Road
- Hallway, Bay Window Lounge
- Dining Room, Extended Fitted Kitchen/Diner
- 4 Double Bedrooms
- Modern Fitted 4-Piece Suite Family Bathroom
- CH, DG, Rear Yard
- Viewings Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this spacious forecourt mid-terrace family home in the sought after location, off Abbey Road, close to local amenities, transport links, schools and Barrow Park. The property has accommodation over two floors comprising of entrance vestibule, hallway, bay window lounge, dining room with feature fireplace and a wood burner style fire, extended fitted kitchen with breakfast bar and built-in appliances, to the first floor the property has two double bedrooms and a 4-piece suite modern fitted family bathroom, stairs leading to the second floor with two further double bedrooms. The property benefits from central heating, double glazing, rear yard with decked area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/snow.lined.risks>

FRONTAGE

Access gate to forecourt area with feature tiled seating area and double-glazed door to

VESTIBULE

Dado rail, coved ceiling, feature coloured tiled flooring and door to

HALLWAY

Dado rail, coved ceiling, radiator, stairs to first floor, feature coloured tiled flooring and doors to

LOUNGE

11' 1" x 14' 9" (3.40m x 4.50m)

Double glazed bay window, feature fire surround with fire, dado rail and coved ceiling with ceiling rose

DINING ROOM

12' 0" x 14' 9" (3.67m x 4.52m)

Double glazed window, feature fireplace with wood burner style fire, laminate flooring, picture rail, understairs storage and door to

EXTENDED KITCHEN/DINER

Double glazed window, double glazed door, fitted modern grey wall base drawer units with worktops to compliment, inset grey 1/12 bowl sink with mixer taps, integrated double oven, microwave, 5-ring hob with extractor over, plumbing for washer, dishwasher, breakfast bar, feature tiled splash, ceiling spotlights and tiled flooring

LANDING

Spindle balustrade, dado rail, spindle staircase to second floor and doors to

BEDROOM 1

11' 11" x 14' 8" (3.65m x 4.48m)

Double glazed window and radiator

BEDROOM 2

10' 0" x 11' 7" (3.05m x 3.55m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, white modern grey suite with low level WC, floating hand wash basin with mixer taps/vanity unit, panelled enclosed bath with central mixer taps, walk-in shower cubicle, with double headed shower, storage cupboard, feature tiled walls and ceiling spotlights

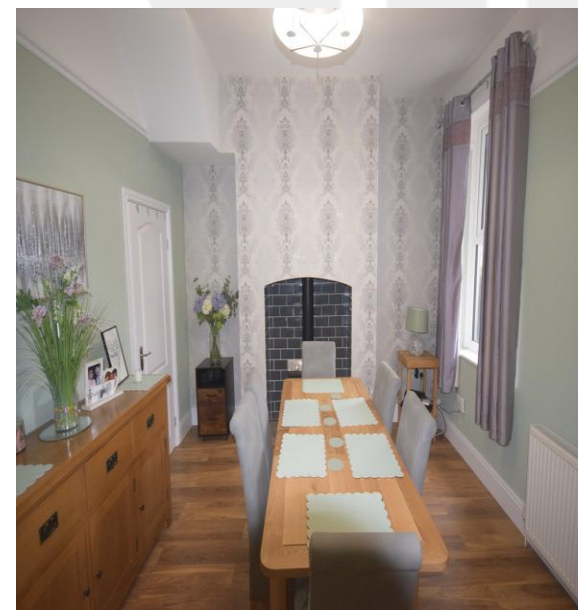
SPINDLE STAIRCASE TO SECOND FLOOR

Access to the loft and doors to bedroom three and four

BEDROOM 3

13' 6" x 12' 6" (4.14m x 3.82m)

Double glazed window and radiator



BEDROOM 4

13' 5" x 11' 9" (4.10m x 3.60m)

Double glazed Velux window, built-in vanity/storage and ceiling spotlights

YARD

Access gate, decked seating area

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 **

