

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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

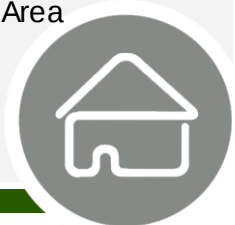
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Cedar Road | Barrow-in-Furness | LA14 5EE

Asking Price £149,950

- Semi-Detached Family Home
- Sought After Residential Area
- Hallway, Spacious Lounge/Diner
- Fitted Kitchen, Conservatory
- 3 Bedrooms, Shower Room
- CH,DG
- Easy Maintenance Front Garden
- Enclosed Rear Garden With Seating Area
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this semi-detached family home in the sought-after residential area off Schneider Road close to local amenities, transport links, and schools. The property comprises off entrance hallway giving access to a spacious lounge/diner, fitted kitchen, 3 bedrooms and a shower room.

The property benefits from central heating, double-glazing, conservatory and an easy maintenance front garden with an enclosed rear garden with paved seating area with plants and shrubs. Viewings are recommended to appreciate size on offer; it is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage

LOCATION

Cedar Road is on the Schneider Estate just off Schneider Road, it is close to local amenities.

<https://what3words.com/supper.noise.invest>

FRONTAGE

Access gate to front garden with easy maintenance shale garden area with plants and shrubs, side access gate and double-glazed door to.

ENTRANCE HALL

Double-glazed frosted windows, spindle staircase to first floor, under stairs storage, radiator and doors to.

LOUNGE

18' 7" x 10' 5" (5.68m x 3.18m)

Double-glazed window, feature fire surround with fire, radiator, picture rail and double-glazed patio doors to conservatory.

CONSERVATORY

16' 10" x 10' 8" (5.15m x 3.27m)

Double-glazed windows, double-glazed patio doors to rear, tiled flooring, open to.

KITCHEN

Double-glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, cooker point, glass display units, wine rack, tiled splash, plumbing for water and open to conservatory.

LANDING

Double-glazed frosted window, access to loft and doors to.

BEDROOM 1

10' 3" x 7' 7" (3.13m x 2.32m)

Double-glazed window, radiator and picture rail.

BEDROOM 2

10' 4" x 10' 2" (3.15m x 3.12m)

Double-glazed window, radiator and picture rail.

BEDROOM 3

7' 4" x 7' 6" (2.25m x 2.29m)

Double-glazed window, picture rail and boiler.

BATHROOM

Double-glazed frosted window, 3-piece low level WC, pedestal hand wash basin with taps, double sized shower cubicle with shower over, panelled walls, radiator and panelled ceiling with spotlights.

GARDEN

Rear enclosed garden with easy maintenance plants and shrubs, shale seating area, paved seating area and side access gate to.

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 **

