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
B

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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.

ROSS Estate Agencies

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

ROSS Estate Agencies









Victoria Avenue | Barrow-in-Furness | LA14 5LA — Asking Price £225,000

- Extended Semi Detached Family Home
- Sought After Location Off Oxford Street
- Hall, 2 Reception Rooms
- Country Style Fitted Kitchen/Diner
- 3 Bedrooms, Separate Cloaks/WC
- Spacious 4-Piece Suite Bathroom
- CH, DG, Garage
- Easy Maintenance Front/Rear Garden/Yard
- Vacant Possession
- Council Tax Band B





Property Description

We are pleased to bring to the market this extended semi-detached family home in the popular residential area off Oxford Street, close to local amenities, transport links, schools etc. The property comprises off entrance porch leading to spacious hallway giving access to bay window lounge, dining room with double glazed sliding doors to rear, country style fitted kitchen/diner with built in appliances, rear porch, 3 bedrooms and a very spacious 4-piece bathroom suite, separate WC/cloaks. The property benefits from central heating, double glazing, easy maintenance front raised paved garden area with seating area and side access gate, a rear yard with tiled/paved seating area and access to the garage with up/over door. Viewings are highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Electric, Telephone, Drainage, Water

LOCATION

Victoria Avenue is off Oxford Street and Abbey Road in a popular residential area –

https://what3words.com/logs.radio.forum

FRONTAGE

Access gate to raised easy maintenance paved garden area, seating area and side access gate to

PORCH

Double glazed door to the porch, double glazed windows and panelled ceiling

ENTRANCE HALL

Wooden door, radiator, spindle staircase, borrowed frosted window and doors to

LOUNGE

12' 9" x 11' 9" (3.89m x 3.59m)

Double glazed bay window, radiator, feature fire surround with coal effect fire, coved ceiling and borrowed frosted window

DINING ROOM

11' 5" x 12' 1" (3.49m x 3.69m)

Double glazed sliding doors to the rear, feature fire surround with coal effect fire, borrowed frosted

windows

KITCHEN/DINER EXTENSION

16' 0" x 9' 6" (4.88m x 2.92m)

Double glazed windows, double glazed door to the side porch, fitted farmhouse style with wall, base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, dishwasher, fridge, tiled splash, panelled ceiling with spotlights, walk-in

understairs storage with double glazed window

LANDING

Double glazed frosted window, spindle staircase to the first floor, access to the loft and doors to

BEDROOM 1

10' 9" x 8' 7" (3.29m x 2.62m) Double glazed window, radiator, fitted full-length wardrobes with centre vanity with drawers and laminate flooring

BEDROOM 2

11' 10" x 9' 1" (3.63m x 2.79m)

Double glazed window, radiator, fitted full length wardrobes with over-bed fitment and picture rail

BEDROOM 3

7' 3" x 6' 11" (2.22m x 2.12m)

Double glazed window, radiator, fitted full length wardrobes with storage

CLOAKS/WC

Double glazed frosted window, low level WC and part tiled walls



BATHROOM

Double glazed frosted widow, 2 x radiators, white fitted 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, corner shower cubicle with shower, fitted storge/vanity units, tiled walls (boiler)

GARAGE

Up/over doors, window, power/light and door to the porch at the rear

YARD

Double glazed door to the rear, paved tiled flooring, water taps and 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 **



