



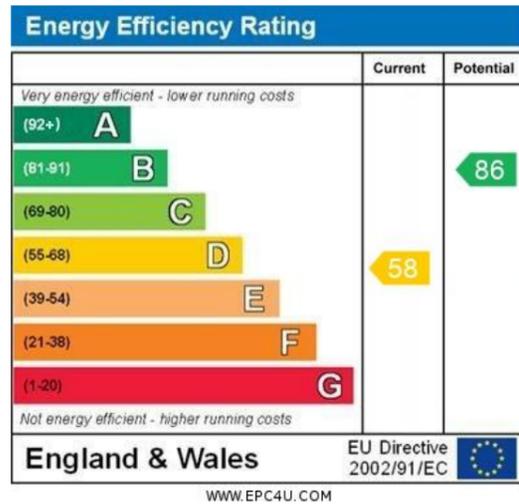
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.

**Tenure**  
Freehold

**Council Tax Band**  
D

**Contact Details**  
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**Millwood Lane | Barrow-in-Furness | LA14 4PY**

**Asking Price £349,950**

- Stunning Sandstone Built Family Home
- Quiet Rural Location Close to Barrow/Dalton
- Well Presented And Tastefully Decorated
- Feature Entrance Porch, Fitted Kitchen/Diner
- Spacious Lounge
- 3 Bedrooms, 2 Ensuites
- CH, Wooden DG Units, Easy Maintenance Front/Garden
- Off Road Parking, Double Garage, 2 Extra Parking Bays
- Vacant Possession
- Council Tax Band D





## Property Description

We are delighted to bring to the market this stunning Sandstone built family home, tucked away in a rural location, close to Barrow and Dalton. The property has a unique feel, with its shape and style and offers excellent living accommodation, comprising of feature entrance porch, with underfloor heating leading to coloured fitted kitchen/diner, spacious lounge, 3 bedrooms, with 4-piece ensuite and Jack n' Jill style ensuite between bedroom 2/3.

The property benefits from central heating, wooden double-glazed units, private gated front garden with off road parking and access to a double garage. Easy maintenance garden with recently paved seating area and lawned area.

The property also comes with bonus of two allocated parking bays, across the way, it's also being sold with vacant possession. Viewings are highly recommended to appreciate size and standard on offer

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/cubic.marbles.rear>

### FRONTAGE

Double private gates leading to off road parking with laid drive, giving access to double garage, easy maintenance garden area with paved seating area, double glazed porch with feature glass roof, underfloor heating and doors to

### LOUNGE

**21' 7" x 11' 8" (6.59m x 3.58m)**

Double glazed window, 2 radiators, double glazed window, door to front garden and double doors to

### KITCHEN/DINER

**18' 0" x 11' 9" (5.50m x 3.59m)**

Double glazed window, fitted coloured wall base drawer units with marble effect worktops to compliment, inset white 1 1/2 bowl sink with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, slate style flooring, ceiling with Velux window and double doors to the lounge

### BEDROOM 1

**11' 11" x 11' 11" (3.65m x 3.64m)**

Double glazed window, radiator, double glazed stable style door to front, built-in full length mirrored wardrobes, steps/door to ensuite

### BEDROOM 2

**12' 6" x 10' 1" (3.82m x 3.09m)**

Double glazed Velux window, radiator and door to shared ensuite

### ENSUITE

Double glazed Velux window, low level WC, feature his/her hand wash basin with feature taps/vanity unit, double ended bath rub with mixer taps/shower head, shower cubicle with shower, tied splash, tiled floors, feature radiator/towel rail, underfloor heating and ceiling spotlights

### BEDROOM 3

**8' 0" x 11' 0" (2.45m x 3.36m)**

Double glazed Velux window, radiator, built-in walk-in wardrobes with shelving, door to shared ensuite and door to kitchen/diner

### SHARED ENSUITE

Jack n' Jill door to bedroom 2/3, low level WC, feature hand wash basin with mixer taps, coloured vanity unit, walk-in shower unit with double headed jet-spa style shower, tiled splash, tiled flooring and ceiling spotlights

### GARAGE

**20' 3" x 13' 6" (6.19m x 4.12m)** Double door garage with power/light (boiler) water tap

### PARKING

Additional 2 parking bays

### 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 \*\*

