



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
D

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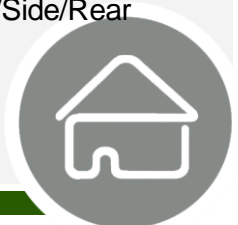


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



Holbeck Park Avenue | Barrow-in-Furness | LA13 0RE Asking Price £295,000

- True Detached Bungalow
- Sought After Location In Holbeck
- Hall, WC Cloaks, Spacious Lounge
- Kitchen/Diner, Dining Room/4th Bedroom
- 3/4 Bedrooms
- Bathroom
- CH, DG, Twin Drives For Off Road Parking
- Garage, Mature Gardens Front/Side/Rear
- Vacant Possession
- Council Tax Band D





Property Description

We are pleased to bring to the market this detached true bungalow in the sought-after location in Holbeck. Within easy walking distance of a popular primary school. The property offers excellent living accommodation comprising of entrance hallway giving access to the cloaks/WC, Dining Room/4th Bedroom, fitted kitchen/diner, spacious lounge, hallway leading to three bedrooms and the bathroom. The property benefits from central heating, double glazing, twin drives providing off road parking and giving access to the garage, mature front/side/rear gardens with plants/boarders/shrubs. The property would suit a variety of buyers due to its size and location; it's also being sold with vacant possession with no chain.

SERVICES

Gas, Electric, Water, Telephone, Broadband, Drainage

LOCATION

The property is located off Yarlside Road, if approaching from central Barrow, turn right into Holbeck Park Avenue
<https://what3words.com/shades.gasp.farms>

FRONTAGE

Front Garden mainly laid to lawns, double driveway leading to garage and double-glazed door to

ENTRANCE HALL

Double glazed side panel windows, frosted borrowed window, radiator and doors to

CLOAKS/WC

Frosted window, low level WC, pedestal hand wash basin with mixer taps, tiled splash and radiator

LOUNGE

16' 11" x 12' 1" (5.18m x 3.69m)

Double glazed window, radiator, feature fireplace with fire, coved ceiling and door to rear hallway

DINING ROOM/4TH BEDROOM

9' 0" x 9' 10" (2.76m x 3.01m)

Double glazed window and radiator

KITCHEN/DINER

8' 1" x 18' 0" (2.48m x 5.49m)

Double glazed window, double glazed door, borrowed window, fitted white wall base drawer/cupboard units and wall cupboards with worktops to compliment, inset stainless steel sink with mixer taps, cooker point with extractor over, fitted dishwasher, plumbing for washing machine, tiled splash and double door walk-in storage cupboard

HALLWAY

Storage cupboards, airing cupboard, access to the loft and doors to

BEDROOM 1

9' 1" x 12' 9" (2.78m x 3.89m)

Double glazed window, radiator and built-in double door wardrobe

BEDROOM 2

12' 0" x 9' 8" (3.68m x 2.97m) Double glazed window and radiator

BEDROOM 3

8' 11" x 8' 4" (2.74m x 2.55m)

Double glazed window and radiator

BATHROOM

Frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, tiled splash and laminate flooring

GARAGE

8' 11" x 17' 5" (2.73m x 5.33m)

Up/over door and power/light

GARDEN

Extensive rear mature garden with lawned area, plants, boarders/shrubs, raised area with trees, bushes, side access and access to the garage

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 **

