



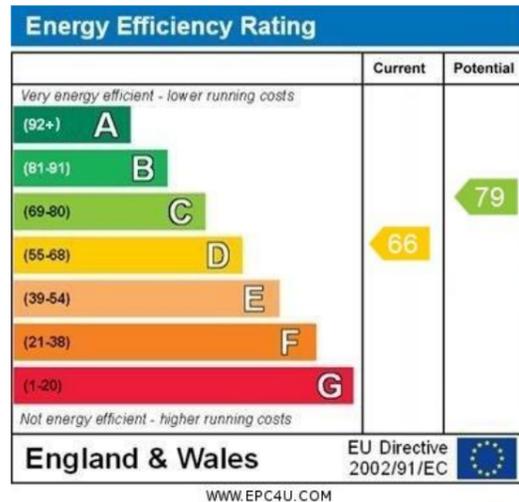
**Lucy Boardman** (Formerly Lloyds Bank) -

**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

B

#### Contact Details

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)



**Maryport Avenue | Barrow-in-Furness | LA14 3LR**

**Asking Price £270,000**

- Extended Semi Detached Family Home
- Sought After Location On Walney
- Well Presented And Tastefully Decorated
- Hallway, Bay Window Lounge
- Open Plan Kitchen/Diner, Family Room
- GF Bathroom, Modern Fitted Bathroom
- 3 Bedrooms
- Central Heating, Double Glazing, Off Road Parking
- Gardens To Front/Rear
- Council Tax Band B





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated, extended semi detached family home in a popular location on Walney close to local amenities, transport links, schools, coastal beaches and local employer BAE, The property has been extended and renovated by the current vendor to a high standard, the property comprises of entrance hallway giving access to a bay window lounge, open plan fitted kitchen, dining area, family room, utility room, GF cloaks/W.C, to the 1st floor the property has 3 bedrooms and a modern fitted bathroom. The property benefits from central heating and double glazing, easy maintenance front/rear garden with decked seating area, paved area and off road parking. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Water, telephone, electric, drainage

### LOCATION

<https://what3words.com/animal.mining.broom>

### FRONTAGE

Double glazed door

### ENTRANCE HALL

Radiator, double glazed frosted window, stairs to 1st floor, spotlight ceiling, under stairs storage, doors to

### LOUNGE

11' 11" x 12' 10" (3.64m x 3.93m) Radiator, double glazed bay window, spotlight ceiling, feature fireplace

### DINING ROOM

11' 0" x 10' 2" (3.37m x 3.12m)

Radiator, oak effect flooring, spotlight ceiling, open to

### KITCHEN/DINER

17' 0" x 10' 6" (5.20m x 3.22m)

Double glazed window, double glazed patio doors, double glazed velux window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, integrated fridge/freezer, plumbing for dishwasher, tiled splash, oak effect flooring

### UTILITY ROOM

16' 2" x 4' 7" (4.95m x 1.42m)

Radiator, double glazed velux windows, double glazed door to rear, fitted wall units with breakfast bar, plumbing for a washer, white sink with mixer taps, tiled splash, doors to garage, tiled flooring

### LANDING

Double glazed frosted window, access to loft with pull down ladder, doors to

### BEDROOM 1

12' 5" x 11' 0" (3.79m x 3.36m)

Radiator, double glazed bay window, open to walk in wardrobe with hanging/shelves, spotlight ceiling

### BEDROOM 2

10' 5" x 11' 2" (3.19m x 3.41m)

Radiator, double glazed window, open to walk in wardrobe with hanging/shelving, spotlight ceiling

### BEDROOM 3

6' 8" x 7' 0" (2.04m x 2.14m)

Radiator, double glazed window, spotlight ceiling

### GF CLOAKS/W.C

Double Glazed frosted window, low level W.C, pedestal hand wash basin with mixer taps, tiled splash, radiator, tiled flooring

### BATHROOM

Radiator, double glazed frosted window, modern fitted 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panelled enclosed bath with central mixer taps, double headed shower over, tiled walls, panelled ceiling with spotlights, built in storage

### GARDEN

Enclosed rear garden with decked raised seating area, paved area, raised flower beds, storage shed, water tap, side access gate

### AGENT 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.

