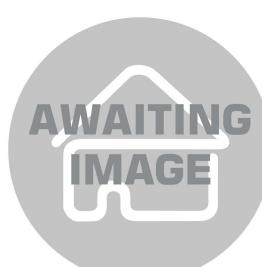
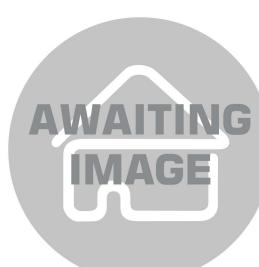
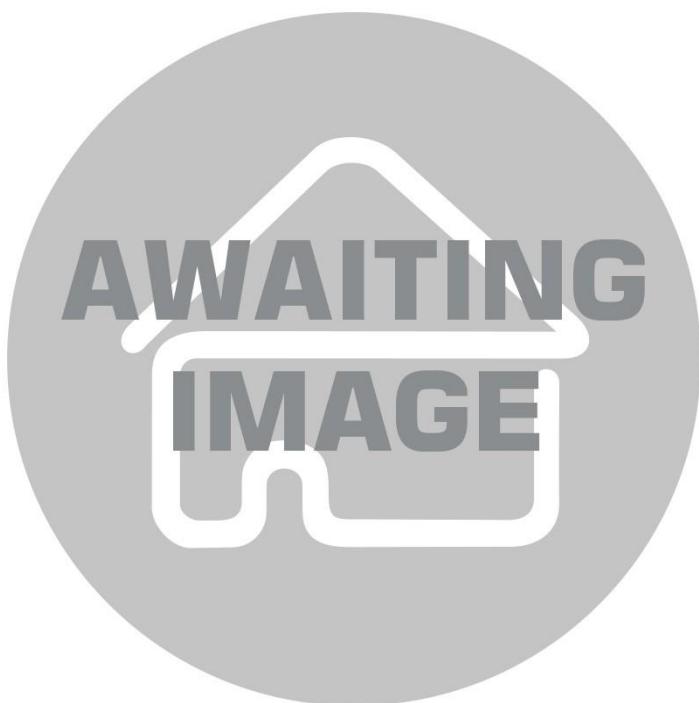


# ROSS Estate Agencies

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**Hershall Terrace | Kirkby-in-Furness | LA17 7TL**

**Asking Price £229,950**

- Spacious Family Home
- Sought After Village Location In Kirby in Furness
- Hall, Open Plan Lounge/Dining Room
- Fitted Blue Kitchen, Rear Hall Area
- Ground Floor, Shower Room
- 3 Good Size Bedrooms Over 2 Floors
- Cloaks/WC, CH, DG
- Off Road Parking, Garage
- Mature Extensive Rear Garden
- Council Tax Band C



## Description

We are pleased to bring to the market this spacious family home in the sought after location of Kirby on the A595, close to local train station, transport links, etc. The property offers excellent family living accommodation, comprising of an entrance hallway, leading to open plan lounge, dining room, fitted blue kitchen, rear hall giving access to the found floor modern shower room, 3 good size bedrooms and cloaks/WC, over 2 floors with lovely countryside views.

The property benefits from central heating and double glazing. To the rear, off road parking, detached garage and mature extensive garden with paved seating areas, lawned areas with plants/shrubs and trees. Viewing are highly recommended to appreciate size on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/plant.horseshoe.motored>

### FRONTAGE

Gate to forecourt front garden area with artificial grass and double glazed door to

### ENTRANCE HALL

Laminate Flooring, radiator and stairs to first floor

### LOUNGE

**12' 5" x 12' 7" (3.81m x 3.84m)**

Borrowed window, radiator, ornate fireplace with surround, coved ceiling, understairs storage and door to

### DINING ROOM

**11' 4" x 12' 5" (3.46m x 3.79m)**

Double glazed window, radiator, feature open chimney breast, with built in shelving, storage and coved ceiling, open to

### KITCHEN

Double glazed window, radiator, fitted blue wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven with extractor over, plumbing for washer, tiled splash, tiled flooring, coved ceiling with spotlights and door to

### REAR HALL AREA

Double glazed door to rear, tiled flooring and door to

### GF SHOWER ROOM

Double glazed frosted window, fitted modern white 3-piece suite, low level WC, feature hand wash basin with mixer taps, double size shower cubicle with shower, tiled walls, tiled flooring, panelled ceiling with spotlights

### CLOAKS/WC

Low level WC, floating hand wash basin with taps, tiled splash and tiled flooring

### LANDING

Double glazed window, spindle balustrade, storage cupboard and doors to

## **BEDROOM 1**

Two double glazed window, radiator, has pleasant views

## **STAIRS LEADING TO**

Stairs leading to bedroom 2

## **BEDROOM 2**

### **15' 0" x 12' 11" (4.58m x 3.95m)**

Feature double glazed window with stunning views to the countryside/Black Combe, storage cupboard in the eves

## **BEDROOM 3**

### **12' 6" x 10' 3" (3.83m x 3.14m)**

Double glazed window with pleasant views, built-in storage cupboard (boiler)

## **GARAGE**

Up/over door, power/light, two double glazed side windows

## **YARD**

Paved seating area and access gate to rear garden

## **SIDE ACCESS/REAR GARDEN**

Side access parking with double gates leading to garden, extensive mature rear garden with paved seating areas, lawned areas with plants/shrubs/fruit trees and storage sheds

## **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 Plus VAT

\*\*This is non refundable once the AML check has been carried out\*\*

## **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.

**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 **unbiased** 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.



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**

C

**Contact Details**

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**Residential Sales   Residential Lettings   Commercial Sales & Lettings**

This brochure is a true and accurate description of the named property   Signed ..... Date .....