



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

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.



Mallard Drive | Barrow-in-Furness | LA14 3JR

Asking Price £309,950

- Stunning Semi-Detached True Bungalow
- Completely Renovated Throughout
- Sought After Location On Walney
- Hallway, Spacious Lounge With Media Wall
- Modern Fitted Grey Kitchen
- 3 Bedrooms
- Modern Fitted Bathroom Suite
- Off Road Parking For Several Cars, Garage
- Front Garden And Extensive Rear Garden
- Council Tax Band C





Property Description

We are delighted to bring to the market this stunning semi-detached TRUE Bungalow in the sought after location on Walney, off Shearwater Crescent, close to local transport links, amenities and lovely coastal beaches. The property has been completely renovated from floor to ceiling, with feature flooring throughout. The property comprises of open hallway leading to a spacious lounge/diner with a built-in media wall, modern fitted grey kitchen with free-range cooker and breakfast bar, three good size bedrooms and a white modern fitted bathroom suite. The property benefits from central heating, double-glazing, off-road parking for several cars, access to the garage, easy maintenance front garden with an extensive rear level garden with artificial grass and seating area. The property would suit a variety of buyers due to its size and easy living, as most of the work has been done by the current vendors.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located on Walney, off Blackbutts Lane, into Shearwater Crescent and Mallard Drive is the second turning

<https://what3words.com/prove.trail.rots>

FRONTAGE

Easy maintenance front garden with shale area, off road parking for several vehicles, side access gate to the rear garden and double-glazed door with frosted side panel to

ENTRANCE HALL

Storage cupboards, Parkay effect style flooring, open to kitchen, access to the loft with pulldown ladder and doors to

LOUNGE

20' 7" x 11' 5" (6.29m x 3.50m)

Double glazed window, feature flooring, built in media wall, with log effect fire and ceiling spotlights

KITCHEN

Double glazed window, double glazed door, fitted grey wall base drawer units with effect worktops to compliment, free range free standing Rangemaster cooker, with 6-ring double oven and extractor over, plumbing for washer, integrated fridge freezer, feature flooring and ceiling spotlights

BEDROOM 1

9' 3" x 10' 11" (2.83m x 3.33m)

Double glazed window, radiator, feature flooring and ceiling spotlights

BEDROOM 2

12' 1" x 11' 3" (3.70m x 3.43m)

Double glazed window, feature flooring, built-in 2 x double door wardrobes with vanity unit and ceiling spotlights

BEDROOM 3

8' 3" x 7' 5" (2.52m x 2.28m)

Double glazed window, radiator, feature flooring and ceiling spotlights

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, hand wash basin with brass effect mixer taps, panelled enclosed shaped bath with brass effect mixer taps, shower over, tiled splash, feature flooring and ceiling spotlights

GARAGE

Up/Over door, window and power

GARDEN

Rear enclosed extensive garden with levelled artificial grass, seating area and side access gate

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

