



**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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

16-18 Cavendish Street  
Barrow-In-Furness  
Cumbria  
LA14 1SB

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

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

01229 825636



### Portland Crescent | Barrow-in-Furness | LA14 4EU Asking Price £249,950

- Extended Semi Detached Bungalow
- Sought After Location In Hawcoat
- Hallway, Open-Plan Lounge, Diner
- Kitchen, Recently Fitted Shower Room
- 2 Double Bedrooms
- Loft Room, CH, DG
- Off Road Parking, Detached Garage
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band C





## Property Description

We are pleased to bring to the market this extended semi-detached bungalow in the sought after location in Hawcoat, close to local transport links, etc. The property offers excellent living accommodation comprising of entrance hallway, giving access to the extended open-plan lounge/dining area open to the kitchen with an archway, 2 double bedrooms and a recently fitted modern shower room. The property benefits from central heating, double glazing, stairs leading to a spacious loft room, off road parking, giving access to the detached garage, easy maintenance front garden and a mature south facing rear garden (checked by compass) with patio/paved area, lawned area with plants/shrubs, greenhouse and shed. The property is being sold with vacant possession.

### SERVICES

Gas, Electric, Telephone, Water, Drainage

### LOCATION

<https://what3words.com/shared.spun.clocks>

### FRONTAGE

Off road parking, giving access to the garage, easy maintenance front garden with paved area

### VESTIBULE

Double glazed door, panelled walls and door to

### ENTRANCE HALL

Stairs to the first floor, radiator and doors to

### LOUNGE

**13' 0" x 10' 7" (3.97m x 3.25m)** Feature fireplace with coal effect fire, open to dining room

### EXTENDED DINING ROOM

**9' 9" x 19' 8" (2.99m x 6.00m)**

Double glazed patio doors, radiator, double glazed window, open archway to kitchen

### KITCHEN

Double glazed window, radiator, fitted wall base drawer unit with worktops to compliment, inset stainless steel sink with mixer taps, cooker point with extractor over, plumbing for washer, tiled splash and open archway

### BEDROOM 1

**11' 0" x 10' 9" (3.37m x 3.28m)**

Double glazed window and radiator

### BEDROOM 2

**10' 0" x 10' 4" (3.06m x 3.15m)**

Double glazed window and radiator

### LOFT ROOM

**12' 5" x 17' 7" (3.80m x 5.36m)**

Double Velux window, storage in the eaves, beamed ceiling and built-in wardrobe

### BATHROOM

Double glazed frosted window, white suite with low level WC, hand wash basin unit with mixer taps, vanity unit, walk-in shower cubicle with double headed shower, panelled walls, ceiling spotlights and storage cupboard

### GARAGE

Up/over door, door to garden and double glazed window

### GARDEN

Paved seating areas, lawned area with mature plants/shrubs, greenhouse, shed, side access gate and access to 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 \*\*

