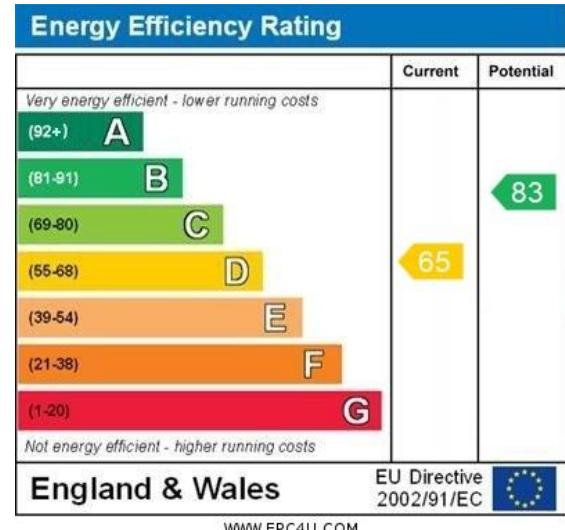


Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

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.

ROSS

Estate Agencies



Keats Close | Barrow-in-Furness | LA13 9TY

Asking Price £260,000

- Well Presented Semi-Detached True Bungalow
- Sought After Cul De Sac Location
- Hallway, GF Cloaks, Fitted Kitchen
- Lounge/Dining Room
- 3 Bedrooms, Fitted Shower Room
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Easy Maintenance Front/Rear Garden
- Vacant Possession
- Council Tax Band C



ROSS Estate Agencies

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

Residential Sales Residential Lettings Commercial Sales & Lettings

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com





CLOAKS/W.C

Double glazed frosted window, low level W.C, hand wash basin with taps

KITCHEN

Double glazed window, fitted white wall and base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer and a tiled splash

REAR HALL AREA

Storage cupboard, access to loft, a radiator and doors to

BEDROOM 1

11' 1" x 9' 10" (3.40m x 3.02m)

Double glazed window, fitted wardrobes with over bed fitment and a vanity unit

BEDROOM 2

8' 1" x 9' 11" (2.48m x 3.04m)

Double glazed window, fitted wardrobes with over bed fitment and a radiator

BEDROOM 3

9' 1" x 9' 4" (2.79m x 2.86m)

Double glazed patio doors to rear garden and a radiator

BATHROOM

Fitted white 3 piece suite, low level W.C with hand wash basin, mixer taps, vanity unit, corner shower cubicle with shower, part paneled walls and a radiator

Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached True bungalow in a sought after location in a cul de sac position. The property comprises of entrance hallway giving access to fitted white kitchen, spacious lounge/diner, cloaks/W.C, 3 bedrooms and a fitted shower room. The property benefits from central heating, double glazing, easy maintenance front garden with enclosed rear garden with pleasant views, off road parking giving access to the garage with an electric door. Viewing is highly recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/bounded.hurtles.finally>

FRONTAGE

Off road parking, access to the garage, easy maintenance front garden and a double glazed door to

ENTRANCE HALL

Storage cupboard, coved ceiling, laminate flooring, a radiator and doors to

LOUNGE/DINER

19' 1" x 12' 3" (5.83m x 3.74m)

Double glazed window, feature fire surround with coal effect fire, coved ceiling and 2 radiators

GARAGE

17' 5" x 9' 1" (5.31m x 2.79m)

Electric door, power/light

GARDEN

Rear enclosed easy maintenance garden with paved seating areas, artificial grass, side access gate and access to garage

VIEWING

Key accompanied

Draft particular subject to client approval

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.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out

