

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.

ROSS Estate Agencies



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

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Residential Sales Residential Lettings Commercial Sales & Lettings

Skelwith Drive | Barrow-in-Furness | LA14 4PF

Asking Price £265,000

- Semi-Detached Dormer Bungalow
- Sought After Location
- Hall, Lounge, Dining Room
- Modern Fitted Kitchen/Diner Area
- GF Master Bedrooms, Shower Room
- 2 Bedrooms On The 1st Floor
- Modern Bathroom, CH, DG
- Gardens, Garage, Off Road Parking
- Vacant Possession
- Council Tax Band B





Property Description

We are pleased to bring to the market this well presented semi-detached dormer bungalow in the sought after location in Hawcoat. The property is well presented and tastefully decorated throughout and comprises of an entrance hallway, spacious lounge with double doors to the dining room, fitted kitchen, open to the dining area with a breakfast bar, ground floor master bedroom with a modern fitted shower room. To the first floor the property offers a further two bedrooms with pleasant views and a modern fitted bathroom. The property benefits from central heating, double glazing easy maintenance front/rear gardens with paved seating areas, raised decked area, off road parking for several cars and access to the garage. The property is being sold with vacant possession and viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/jazz.alarm.leap>

FRONTAGE

Off road parking, giving access to rear garden and garage. Easy maintenance front garden with shale area and double-glazed door to

ENTRANCE HALL

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

LOUNGE

10' 11" x 16' 6" (3.33m x 5.03m)

Double glazed window, radiator, wall mounted fire, spindle staircase to first floor and double doors to

DINING ROOM

8' 6" x 8' 8" (2.61m x 2.66m)

Double glazed window, storage cupboard, double doors to the lounge

DINING AREA

7' 5" x 7' 6" (2.28m x 2.31m)

Double glazed patio doors to the rear, radiator, breakfast bar, plumbing for a washer, laminate flooring and double glazed window

KITCHEN EXTENSION

8' 0" x 8' 11" (2.45m x 2.73m)

Double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven/4-ring hob with extractor oven, laminate flooring, open to dining area

LANDING

Spindle staircase to first floor and door to

GROUND FLOOR BEDROOM 1

11' 3" x 10' 11" (3.44m x 3.34m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, white modern 3-piece suite, low level WC, pedestal hand wash basin with mixer taps/vanity unit, walk-in shower cubicle with Mira shower and panelled walls

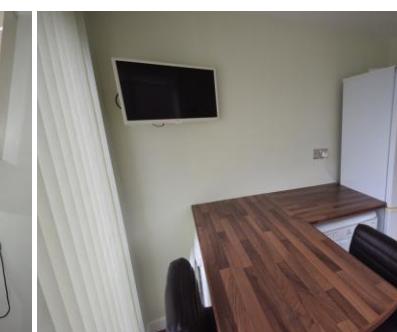
1ST FLOOR BEDROOM 2

8' 9" x 10' 6" (2.68m x 3.21m)

Double glazed window and radiator

1ST FLOOR BEDROOM 3

8' 6" x 10' 6" (2.6m x 3.22m) Double glazed window and radiator



BATHROOM

Double glazed Velux window, radiator, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps/shower head, tiled splash, storage cupboard, laminate flooring and storage in the eves

GARAGE

Double doors, side door to garden and two windows

GARDEN

Rear enclosed easy maintenance garden with paved seating area, raised decked area, shale area, access to garage, side access gate and water tap

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 **

