

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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



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Bankfield Gardens | Barrow-in-Furness | LA14 3SN Asking Price £229,950

- Well Presented Semi-Detached Dormer Bungalow
- Cul-De-Sac Location On Walney, No Chain
- Tastefully Decorated Throughout
- Open Plan Lounge/Diner
- Fitted Kitchen, Modern Shower Room
- 2 Ground-Floor Bedrooms
- Full Length Spacious Third Bedroom
- CH, DG, Off-Road Parking, Garage
- Pleasant Gardens To Front/Rear
- Council Tax Band B





Property Description

We are delighted to bring to the market this well-presented and tastefully decorated semi-detached dormer bungalow in the cul-de-sac location on Walney, North Scale. Close to pleasant coastal beaches and a nature reserve.

The property is ready to move into condition and comprises of open plan lounge/diner, fitted kitchen, rear hall area leading to 2 bedrooms and a modern fitted shower room, stairs leading from bedroom 2 to bedroom 3, which is a spacious full-length bedroom with plenty of storage.

The property benefits from central heating, double-glazing, double gates giving access to off-road parking, garage with a added workshop, front garden, rear enclosed pleasant garden with decked seating areas and a raised decked area with plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, electric, telephone, drainage.

LOCATION

Bankfield Gardens is a cul-de-sac off Fox Field Road, North Scale, Walney.

<https://what3words.com/clip.truly.issues>

FRONTAGE

Easy maintenance front garden area with plants/shrubs, shale area with seating areas, double gates giving off-road parking for several cars, access to garage and double-glazed door to kitchen.

KITCHEN

Double-glazed window, radiator, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, glass display unit, tiled splash, tiled flooring and door to.

LOUNGE/DINER

10' 7" x 22' 10" (3.23m x 6.98m)

Double-glazed windows, 2 radiators, wall mounted coal effect fire and door to rear hall area.

REAR HALL AREA

Doors to

GROUND FLOOR BEDROOM 1

11' 5" x 9' 11" (3.50m x 3.03m)

Double-glazed window, radiator and fitted built-in wardrobes with overbed storage fitment.

GROUND FLOOR BEDROOM 2/STUDY

10' 11" x 7' 0" (3.34m x 2.14m)

Double-glazed patio doors to rear garden, radiator, spotlight ceiling and stairs to dormer Bedroom 3.

GROUND FLOOR BATHROOM

Double-glazed frosted window, radiator, fitted grey/white suite with low-level WC with grey joinery, hand wash basin with mixer taps, grey vanity unit, walk-in shower cubicle with double headed shower, panelled walls, panelled ceiling with spotlights and laminate flooring.

DORMER BEDROOM 3

22' 10" x 10' 11" (6.97m x 3.33m)

Double-glazed window, radiator, built in storage in eves and a built-in vanity unit/drawers.

GARAGE

Up/over door, power/light, rear workshop area with double-glazed window and double-glazed door.

GARDEN

Rear enclosed pleasant garden with easy maintenance shale area, decked seating areas, plants/shrubs, raised decked seating area with spindle balustrade, outside electric, water tap and access to workshop/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 **

