



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
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	36
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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. To ensure their accuracy, they should not be relied upon and measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings

Tenure

Freehold

Council Tax Band

D

Contact Details

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Biggar Village | Barrow-in-Furness | LA14 3YG

Asking Price £215,000

- Well Presented Detached Family Home
- Sought After Village Location
- Entrance Hallway, Spacious Lounge
- Modern Fitted /Diner
- 2 Good Size Bedrooms/3rd/Study
- Modern Fitted Bathroom
- Gas Bottled CH, DG, Pleasant Views
- Separate Garage, Gardens
- Viewing Highly Recommended
- Council Tax Band D





Property Description

We are delighted to bring to the market this well presented and tastefully decorate detached family home in the sought after location of Bigger Village. Byggergh cottage is a blend of traditional charm and modern comfort. Nestled in the highly sought-after Biggar Village on Walney, this beautifully presented detached home offers a lifestyle opportunity. With beamed ceilings and panoramic views across the channel towards Black Combe, this property is in ready to move into condition. A spacious lounge featuring a signature slate effect fireplace with an open fire. Modern Farmhouse Kitchen: A stylish, fully integrated kitchen/diner. Two double bedrooms with built in storage, plus a third room ideal for a home office, nursery, or dressing room & modern fitted white bathroom suite. The property benefits from double glazing, gas bottled central heating, easy maintenance front paved garden area with side access to a private, easy-maintenance rear garden with a decked area, perfectly positioned to appreciate the views. Includes a separate garage and is offered in "move-in" condition. Whether you're a first-time buyer looking for something unique, seeking a village retreat, or looking for an investment opportunity this home must be seen to be appreciated. Proximity to BAE, local schools, and Biggar Bank beach. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/tiles.honest.ever>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Spindle Staircase to the first floor, oak effect flooring, understairs storage and door to

LOUNGE

17' 8" x 12' 1" (5.41m x 3.70m)

Double glazed windows, radiator, feature slate effect fireplace with open fire and beamed ceiling

KITCHEN/DINER

Double glazed window with pleasant views, fitted farmhouse style wall base drawer units with wood effect worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer tap, integrated oven, 4-ring hob with extractor over, fridge/freezer, plumbing for washer, dishwasher, microwave/grill and storage cupboard (boiler)

LANDING

Double glazed window, spindle balustrade and doors to

BEDROOM 1

9' 0" x 12' 4" (2.75m x 3.77m)

Double glazed window, with pleasant views and built in wardrobes and radiator

BEDROOM 2

7' 11" x 12' 0" (2.43m x 3.68m)

Double glazed window, radiator, built-in wardrobe

BEDROOM 3

7' 10" x 4' 10" (2.40m x 1.49m)

Double glazed window, radiator and built-in wardrobe

BATHROOM

Double glazed frosted windows, radiator, modern fitted white 3-piece suite low level WC, pedestal hand wash basin with waterfall style mixer taps, panelled enclosed shaped bath with waterfall style mixer taps, double headed shower over storage cupboard and panelled walls

GARAGE

Up/Over Door

GARDEN

Rear enclosed garden with pleasant views, lawned area with plants/shrubs, decked area and 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 **

