

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.

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Tenure
Freehold

Council Tax Band
B

Contact Details
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Cumbria
LA14 1SB

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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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
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Agencies



Roose Road | Barrow-in-Furness | LA13 0EL

Asking Price £199,950

Semi-Detached Family Home
Sought After Location
Renovated By The Current Vendor
Hall, Bay Window Lounge
Dining Room, Fitted Kitchen

2 Bedrooms, CH, DG
Family Bathroom, Separate
Cloaks/WC
Off-Road Parking
Gardens To Front/Rear
Council Tax Band B





Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location in Roose, close to local amenities, schools and Roose train station.

The property has been renovated by the current vendors to a high standard. The property comprises of entrance hallway leading to the bay window lounge, dining room, modern fitted grey kitchen, 2 bedrooms, bathroom and a seperate cloaks/WC.

The property benefits from central heating, double-glazing, off road parking with an easy maintenance front garden, extensive rear garden with lawned area, plants/shrubs, storage shed and outhouse. The property is being sold with vacant possession and would suit a variety of buyers.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Roose Road is off Salthouse Road, the property is closer to the Roose Road roundabout area close to local amenities, transport links and Roose train station.

What 3 words - ///windy.lined.haven

FRONTAGE

Double gates giving access to off road parking, easy maintenance front garden area with lawned area, hedgerow, gate to rear garden and double-glazed

door to.

ENTRANCE **HALL**
Stairs to first floor, radiator, understairs storage and doors to.

LOUNGE
13' 6" x 14' 0" (4.12m x 4.27m) Double-glazed bay window, radiator and coved ceiling.

DINING **ROOM**
13' 6" x 10' 10" (4.12m x 3.32m) Double-glazed window, radiator, coved ceiling and door to kitchen.

KITCHEN
Double-glazed window, double-glazed door, radiator, fitted high shine grey wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over and plumbing for washer.

LANDING
Double-glazed window, access to loft and doors to.

CLOAKS/WC
Double-glazed frosted window, low level WC and panelled walls.

BEDROOM **1**
13' 7" x 10' 11" (4.16m x 3.35m) Double-glazed window and radiator.

BEDROOM **2**
8' 2" x 10' 10" (2.51m x 3.31m) Double-glazed window and radiator.

BATHROOM

Double-glazed frosted window, radiator, white hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps/shower head, panelled walls, panelled ceiling and storage cupboard.

GARDEN

Rear enclosed extensive garden with lawned area, plants/shrubs, shale seating area, storage shed, side gate and outhouse with water tap/power.

AGENCY

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

NOTE

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 Plus VAT **This is non refundable once the AML check has been carried out**

