



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		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

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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.



Grantley Road | Barrow-in-Furness | LA14 5QE

Asking Price £235,000

- Semi Detached Extended Family Home
- Sought After Location Off Oxford Street
- Hallway, Bay Window Lounge
- Dining Room, Extended Kitchen/Diner
- 3 Bedrooms, GF Cloaks/WC
- Family Bathroom
- CH, DG, Off Road Parking
- Gardens To Front/Rear
- Viewing Recommended
- Council Tax Band C





Property Description

We are pleased to bring to the market this spacious extended semi-detached family home in the sought after location off Oxford Street. The property comprises of entrance hallway, leading to bay window lounge, dining room with double glazed patio doors to rear, extended fitted kitchen with dining area, ground floor cloaks/WC, 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing, off-road parking, front garden with extensive rear garden with lawned areas, paved seating areas. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

the property is off Oxford Street –

<https://what3words.com/vines.target.natively>

FRONTAGE

Double gate giving access to off road parking, front garden with plants/shrubs, feature front door with coloured glass with lead-in windows and side panels

ENTRANCE HALL

Stairs to first floor, radiator, understairs storage and doors to

LOUNGE

14' 11" x 11' 10" (4.57m x 3.62m)

Double glazed bay window, feature fireplace with coal effect fire, coved ceiling and built-in shelving

DINING ROOM

12' 8" x 11' 10" (3.87m x 3.62m)

Double glazed sliding doors to the rear garden with fireplace with fire and coved ceiling

EXTENDED DINING AREA

8' 11" x 6' 5" (2.72m x 1.97m)

Double glazed frosted window, understairs storage, radiator, coved ceiling with spotlights and open archway to the kitchen

KITCHEN

13' 5" x 9' 0" (4.09m x 2.75m)

Double glazed window, double glazed frosted door, fitted wall base drawer units with worktops to compliment, integrated oven, 5-ring hob with extractor over, stainless steel sink with mixer taps, feature shelving tiled splash, coved ceiling with spotlights and open archway to

CLOAKS/WC

Low level WC and coved ceiling

LANDING

Double glazed frosted window, coved ceiling and doors to

BEDROOM 1

15' 5" x 10' 2" (4.70m x 3.11m) Double glazed bay window, radiator and built-in double doors wardrobes

BEDROOM 2

12' 7" x 10' 5" (3.86m x 3.20m) Double glazed window, built-in triple door x 2 wardrobes with storage and coved ceiling

BEDROOM 3

6' 7" x 8' 3" (2.02m x 2.53m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit with storage, shaped panelled enclosed bath with central mixer taps with shower over, tiled walls and access to the loft

GARDEN

Enclosed rear garden with lawned area, paved seating areas, storage sheds, rockery, plants/shrubs, water tap and side 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 **

