



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		
55-68	D		
39-54	E		52 E
21-38	F	28 F	
1-20	G		

Tenure

Freehold

Council Tax Band

C

Contact Details

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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.



Longlands Avenue | Barrow-in-Furness | LA13 0AG Asking Price £169,950

- Extended Semi Detached Family Home
- Sought After Location
- Hall, Spacious Lounge
- Dining Room, Extended Kitchen
- 3 Bedrooms, Bathroom
- CH With Solar Panels, DG
- Off Road Parking, Garage
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this semi-detached extended family home in the sought after location on the Beacon Hill Estate, close to local amenities, schools, transport links, etc. The property offers excellent family living accommodation, comprising of entrance hallway leading to the spacious lounge, dining room, extended fitted kitchen, 3 bedrooms and a bathroom. The property benefits from central heating, solar panels, double glazing, gardens to front/rear with mature plants/shrubs, off road parking with access to the garage. The property is being sold with vacant possession and would suit a variety of buyers.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The Property is located off Flass Lane, right into Longlands Avenue

<https://what3words.com/boot.tests.tens>

FRONTAGE

Off road parking, access to the garage, front garden with lawned area, plants/shrubs, side access to rear garden, paved area (heating system, solar panel/heating) double glazed door to

ENTRANCE HALL

Double glazed frosted window, radiator, spindle staircase to first floor, coved ceiling, picture rail and doors to

LOUNGE

16' 5" x 12' 0" (5.02m x 3.66m)

Double glazed window, radiator, frosted internal window, feature open fireplace and coved ceiling

DINING ROOM

10' 6" x 8' 4" (3.22m x 2.55m)

Double glazed windows, radiator and door to

EXTENDED KITCHEN

Double glazed window, radiator, frosted window, double glazed door to the rear, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, freezer, plumbing for washer, wine rack, tiled splash, laminate flooring and tiled walls

LANDING

Double glazed frosted window, spindle balustrade, access to the loft and doors to

BEDROOM 1

10' 5" x 9' 6" (3.19m x 2.92m)

Double glazed window, radiator and picture rail

BEDROOM 2

10' 6" x 10' 5" (3.22m x 3.20m)

Double glazed window, radiator and coved ceiling

BEDROOM 3

8' 1" x 7' 3" (2.47m x 2.21m)

Double glazed window, radiator, built-in cupboard for the heating tank

BATHROOM

Double glazed frosted window, 3-piece suite low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, storage cupboard, tiled walls and laminate flooring

GARAGE

7' 6" x 15' 1" (2.30m x 4.60m) Up/Over door, 2 x double glazed windows, power/light

GARDEN

Rear enclosed garden with lawned area, plants, shrubs and side access

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 **

