

VIEWING

Key accompanied
Draft particular subject to client approval

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

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		74 C
55-68	D	61 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.



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Beach Crescent | Barrow-in-Furness | LA14 3YA Asking Price £285,000

- Well Presented Semi-Detached Family Home
- Sought After Location On Walney
- Hallway, Lounge
- Dining Room, Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- Off Road Parking, CH, DG
- Extensive Rear Garden With Outhouse
- Vacant Possession
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sort after location on Walney. Close to local amenities, transport links, schools and coastal beaches. The property comprises of entrance porch leading to the spindle staircase, leading to the lounge, open plan dining room, kitchen, 3 bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing, off road parking, extensive rear garden with lawned areas, paved seating areas, outhouse/store/cloaks/W.C/workshop. The property has recently been re-roofed and is being sold with vacant possession. Viewings are highly recommended.

LOCATION

Beach Crescent is off Carr Lane and between Bigger Bank Road. Close to local amenities, transport links and coastal beaches

<https://what3words.com/energetic.crest.power>

FRONTAGE

Off road parking giving access to easy maintenance front garden with shale area, raised flower bed, side access and a double glazed door to porch

VESTIBULE

Feature tiled flooring, coloured glass feature door with windows, double glazed windows and door to

ENTRANCE HALL

Spindle staircase to first floor, wood effect flooring, feature ornate radiator, under stairs storage and doors to

LOUNGE

11' 2" x 9' 7" (3.42m x 2.93m)

Double glazed window, feature fire place with wood burner style fire, wood effect flooring and a radiator

DINING ROOM

10' 2" x 16' 7" (3.10m x 5.08m)

Double glazed patio doors to rear garden, open feature fire place, picture rail, wood effect flooring, Ornate radiator and open to

KITCHEN

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset one and a half stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge, freezer, wine rack and wood effect flooring

LANDING

Spindle balustrade, dado rail, access to loft and doors to

BEDROOM 1

15' 4" x 11' 1" (4.69m x 3.39m)

Double glazed window and a radiator

BEDROOM 2

7' 4" x 11' 3" (2.26m x 3.44m)

Double glazed window, picture rail, laminate flooring and a radiator

BEDROOM 3

9' 7" x 8' 7" (2.94m x 2.63m)

Double glazed window, built in wardrobe, picture rail, laminate flooring and a radiator

BATHROOM

Double glazed frosted window, modern fitted suite with low level W.C, floating hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps, double headed shower, panelled walls, panelled ceiling with spotlights and a radiator

STUDY/OFFICE AREA

6' 11" x 11' 4" (2.13m x 3.46m)

Double glazed windows, double glazed door, laminate flooring, power/light

STORE/OUTHOUSE

7' 6" x 9' 4" (2.29m x 2.87m)

Door, double glazed window, plumb for washer, power/light

CLOAKS/W.C

Low level W.C, tiled walls, tiled flooring

GARDEN

Rear enclosed extensive garden with paved seating areas, lawned areas with mature plants/shrubs/trees, extended to the rear veg plot/extra garden with fruit trees, lawned area and water tap

