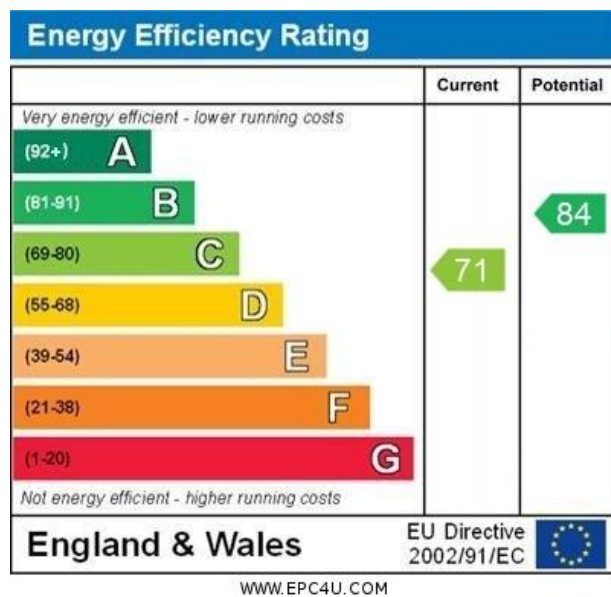


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.

#### 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.

#### Tenure

Freehold

#### Council Tax Band

B

#### Contact Details

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

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Residential Sales Residential Lettings Commercial Sales & Lettings



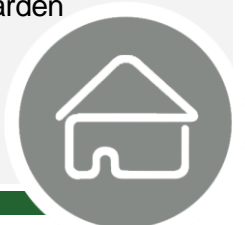
# ROSS

## Estate Agencies

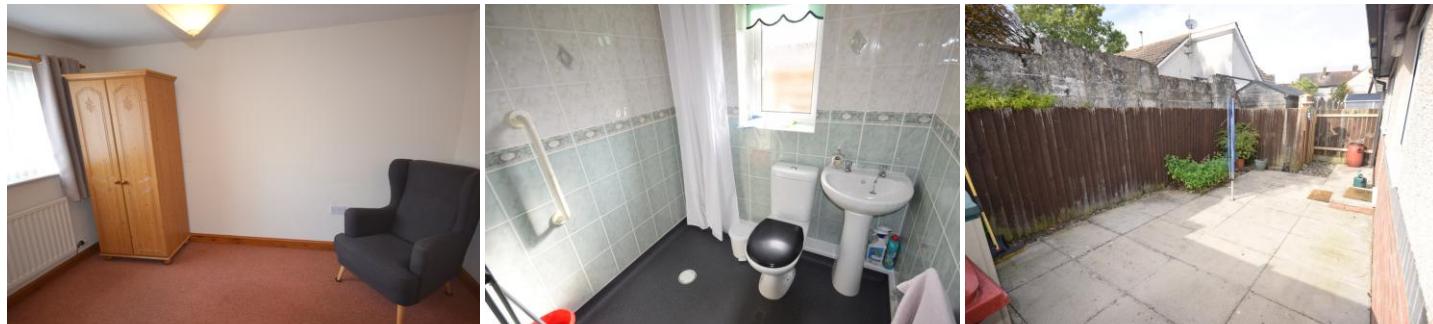


### Abbots Vale Mews | Barrow-in-Furness | LA13 9PS Asking Price £194,950

- True Semi-Detached Bungalow
- Sough After Location
- Hallway, L-Shaped Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Wet Room Style Shower Room
- Central Heating, Double Glazing
- Easy Maintenance Front/Rear Garden
- Parking Bay
- Council Tax Band B







### Property Description

We are pleased to bring to the market this well presented, "True semi-detached bungalow" In a popular residential area close to local amenities, transport links. The property comprises of entrance hallway, L-shaped Lounge/Diner, fitted kitchen, 2 double bedrooms and a wet room style shower room. The property benefits from central heating, double glazing, easy maintenance front and rear gardens with paved seating areas. The property offers an allocated parking bay outside the property, it's also being sold with vacant possession. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/dawn.quick.swift>

### FRONTAGE

Parking space outside, easy maintenance front garden area, paved seating area, side access gate and double-glazed door

### ENTRANCE HALLWAY

Storage cupboard, radiator, access to loft and doors to

### LOUNGE

**10' 11" x 20' 11" (3.34m x 6.40m)** Double glazed window, double glazed door to rear, feature fire surround with fire, L-shaped Lounge/Diner

### KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink unit, mixer taps, integrated oven hob with extractor over, plumbing for washer, fridge/freezer, tiled splash, laminate flooring and door to dining room

### BEDROOM 1

**9' 1" x 12' 7" (2.77m x 3.85m)**

Double glazed window and radiator

### BEDROOM 2

**12' 0" x 9' 2" (3.67m x 2.80m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, low level WC, hand wash basin with taps, wall mounted shower with wet room style flooring and tiled walls

### GARDEN

Rear enclosed garden with paved seating area, easy maintenance garden with pebbles, plants, shrubs 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

