

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.

ROSS Estate Agencies



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Asking Price £180,000

- Mews Style Property
- Popular Residential Area On Walney
- Ready To Move Into
- Porch, Hallway, GF Bathroom
- Lounge, Open To Conservatory
- Fitted Kitchen
- 3 Bedrooms
- CH, DG
- Easy Maintenance Front/Rear Garden
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented Mews style property in the popular residential area on Walney close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property comprises of an entrance porch, hallway, ground floor bathroom spacious lounge, open to the conservatory, fitted kitchen and 3 bedrooms. The property benefits from central heating, double glazing easy maintenance front/rear gardens with decked area and storage sheds. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/only.lawn.just>

FRONTAGE

Potential for off road parking, giving access to front easy maintenance garden with shale area, plants/shrubs

PORCH

Double glazed door, double glazed windows, tiled flooring and double glazed door to

ENTRANCE HALL

Laminate flooring, stairs to first floor, radiator, double glazed frosted window and doors to

LOUNGE

13' 1" x 15' 3" (4.01m x 4.65m)

Double glazed window, feature fire surround with coal effect fire, coved ceiling, open to conservatory and door to kitchen

CONSERVATORY

10' 0" x 7' 11" (3.06m x 2.43m)

Double glazed patio doors, double glazed windows, wall heater and tiled flooring

KITCHEN

Double glazed frosted door, double glazed window, fitted wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated double oven with 4-ring hob, extractor over, fridge/freezer, glass display units, dishwasher, tiled splash, coved ceiling and tiled flooring

LANDING

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

BEDROOM 1

8' 7" x 12' 6" (2.62m x 3.82m)

Double glazed window and radiator

BEDROOM 2

7' 7" x 12' 9" (2.33m x 3.91m)

Double glazed window and radiator

BEDROOM 3

7' 7" x 10' 1" (2.33m x 3.08m) Double glazed window and radiator

BATHROOM

Double glazed window, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity units, panelled enclosed bath with taps, shower over, part panelled walls and ceiling spotlight

GARDEN

Rear enclosed garden with decked seating area, plants/shrubs, storage shed, water tap, summer house and raised plants/shrubs

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

