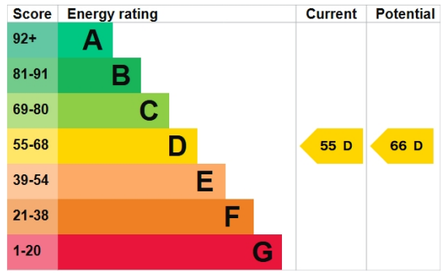
Lucy Boardman (Formerly Lloyds Bank) -

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.



Tenure

Freehold

Council Tax Band

C

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

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sales@rossestateagencies.co.uk
01229 825636

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.

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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









Headland Rise | Barrow-in-Furness | LA14 3YP

Asking Price £220,000

- Well Presented Semi-Detached Family Home
- Cul-De-Sac Location On Walney
- Tastefully Decorated Throughout
- Hallway, Spacious Lounge
- Modern Fitted Blue Kitchen/Diner With Appliances
- 3 Bedrooms
- Modern Fitted White Bathroom Suite
- CH, DG, Off-Road Parking
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home which has been currently renovated by the vendors to a high standard throughout.

The property comprises of entrance hallway giving access to a spacious lounge, modern fitted blue kitchen/diner with built in appliances, 3 bedrooms and a modern white bathroom suite.

The property benefits from central heating, double-glazing, easy maintenance front garden with off road parking, rear enclosed garden with paved seating area with pleasant views.

The property would suit a variety of buyers as it is ready to move into condition.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Headland Rise is off Carr Lane on Walney, the property is on the left in the cul-de-sac position.

What 3 words - ///went.milky.last

FRONTAGE

Easy maintenance front garden with off road parking, side access gate and double-glazed front door.

ENTRANCE HALL

Laminate flooring, stairs to first floor and door to.

LOUNGE

11' 1" x 16' 2" (3.39m x 4.95m)

Double-glazed window, radiator, feature fire surround with bio ethanol fire, under stairs storage and door to.

KITCHEN/DINER

9' 8" x 15' 9" (2.97m x 4.82m)

Double-glazed window, double-glazed sliding doors to rear garden, fitted blue/white fitted wall base drawer units with white granite effect worktops to compliment with Belfast style sink, mixer taps, integrated oven, 5-ring hob with extractor over, fridge/freezer, dishwasher, washing machine, laminate flooring, spotlight ceiling and radiator.

LANDING

Double-glazed window, ballastry, access to loft with pulldown ladder and doors to.

BEDROOM 1

13' 3" x 9' 3" (4.04m x 2.82m)

Double-glazed window with pleasant views, part panelled walls and spotlight ceiling.

BEDROOM 2

13' 1" x 6' 6" (4.01m x 2.00m)

Double-glazed window, radiator, fitted full length wardrobes with hangers/shelfing and spotlight ceiling.

BEDROOM 3

7' 3" x 10' 0" (2.21m x 3.05m)

Double-glazed window, radiator, over stairs storage and spotlight ceiling.

BATHROOM

Double-glazed frosted window, white modern suite with low level WC, feature circular hand wash basin with mixer taps, vanity unit, panelled enclosed bath with central mixer taps, double headed shower over, feature tiled walls and panelled ceiling with spotlights.

GARDEN

Rear enclosed garden with pleasant views, easy maintenance artificial grass, paved seating area 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 Plus VAT **This is non-refundable once the AML check has been carried out**

