

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		86 B
69-80	C	69 C	
55-68	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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
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Boonwell Grove | Barrow-in-Furness | LA13 0EG **Asking Price £199,950**

- Semi Detached Family Home
- Sought After Location In Elevated Position
- Hallway, Bay window Lounge
- Modern Fitted Kitchen
- GF Cloaks/WC, Utility Area
- 2 Double Bedrooms
- Spacious Modern Bathroom
- CH, DG, Extensive Rear Garden
- Raised Front Garden
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home, in the sought-after residential area in a elevated position in the street, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, giving access to open plan bay window lounge, modern fitted white kitchen, utility area, ground floor cloaks/WC, 2 double bedrooms and a spacious family bathroom.

The property benefits from central heating, double glazing, extensive rear enclosed garden with lawned area, paved seating areas, storage shed, raised elevated front garden with easy maintenance shale/plant area. Viewings are highly recommended as the property would suit a variety of buyers.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Boonwell Grove is located off Piel View Grove, off Roose Road, close to local amenities - <https://what3words.com/fled.roofs.trendy>

FRONTAGE

elected position with steps leading to front garden and double-glazed door to

ENTRANCE HALL

Stairs to first floor, picture rail, understairs storage and doors to

LOUNGE

10' 7" x 12' 3" (3.25m x 3.75m)

Double glazed bay window, feature fireplace, picture rail and open to the kitchen

CLOAKS/WC

Double glazed frosted window, low level WC, handwash basin with mixer tap and tiled splash

KITCHEN

7' 9" x 10' 6" (2.38m x 3.21m)

Double glazed patio doors to rear garden, double glazed side window, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, wine rack, dishwasher and open to the lounge

UTILITY ROOM

4' 11" x 5' 6" (1.50m x 1.69m)

Plumbing for washer (boiler)

LANDING

Double glazed window, staircase, access to the loft and doors to

BEDROOM 1

16' 7" x 11' 5" (5.08m x 3.48m)

Double glazed bay window, traditor, double glazed window and picture rail

BEDROOM 2

11' 0" x 8' 5" (3.37m x 2.57m)

Double glazed window, radiator and picture rail

BATHROOM

Double glazed frosted window, radiator, white suite, low level WC, handwash basin with mixer taps, vanity unit/storage, panelled enclosed bath with mixer taps, double headed shower over, 2 tone panelled walls, laminate flooring and panelled ceiling

GARDEN

Rear enclosed extensive lawned garden area with plants/shrubs, access gate to side, access to rear, paved seating area and storage shed

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 **

