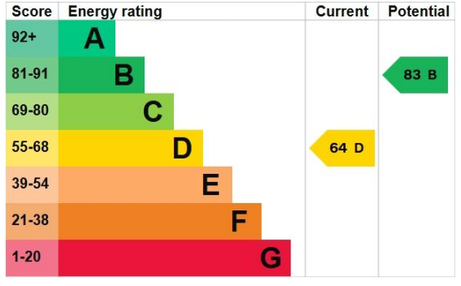
Lucy Boardman (Formerly Lloyds Bank) -

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
A

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

www.rossestateagencies.com
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.

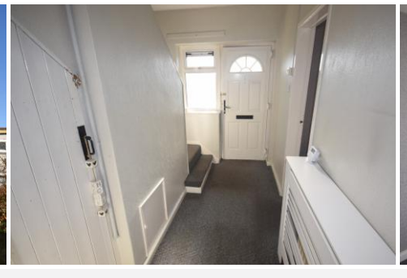
Registered Office
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Tel (01229) 825636

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

Residential Sales Residential Lettings Commercial Sales & Lettings









Rising Side | Barrow-in-Furness | LA13 9ER

Asking Price £179,950

- Semi Detached Family Home On Newbarns
- Popular Residential Area
- Hall, L Shaped Lounge/Diner
- Fitted Kitchen
- 3 Bedrooms
- Shower Room/Separate WC
- Gardens To Front/Side/Rear
- CH, DG, Outhouse/Store
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this semi-detached family home in the sought-after location in Newbarns, close to local amenities, transport links and popular primary and secondary schools.

The property offers excellent living accommodation, comprising of entrance hallway, giving access to the L-shaped lounge/diner, fitted kitchen, 3 bedrooms, shower room and separate WC to the first floor.

The property benefits from central heating, double glazing, gardens to front/side and rear outhouse/store. The property is being sold with vacant possession and priced to sell.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Rising Side is in Newbarns, off Lesh Lane, close to local amenities, transport links and popular primary and secondary schools –

https://what3words.com/dome.mouse.stands

FRONTAGE

Front Garden with lawned area, plants, shrubs,

access to the side outhouse/store, back garden and double-glazed doors to

ENTRANCE HALL

Double glazed window, radiator, stairs to first floor, understairs storage and doors to

LOUNGE/DINING AREA

14' 2" x 19' 2" (4.33m x 5.86m)

L-shaped spacious lounge with two double glazed windows, two radiators, feature fire surround, with coal effect fire

KITCHEN

Double glazed window, double glazed frosted window, double glazed door, radiator, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, laminate flooring and panelled ceiling

LANDING

Double glazed frosted window, access to the loft, storage cupboard housing the boiler and doors to

BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window, radiator and dado rail

BEDROOM 2

10' 0" x 9' 4" (3.06m x 2.86m)

Double glazed window and radiator

BEDROOM 3

7' 6" x 10' 4" (2.30m x 3.17m)

Double glazed widow and radiator

SEPARATE WC

Double glazed frosted window, low level WC and dado rail

BATHROOM

Double glazed frosted window, pedestal hand wash basin with mixer taps, corner shower cubicle with shower, tiled walls and tiled flooring

GARDEN

Rear enclosed garden with lawned area,

plants/shrubs/hedges, outhouse/store and access gate to the front

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 **

