



**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

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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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

### Vale Side Gardens | Barrow-in-Furness | LA13 9PF Asking Price £179,950

- End Terrace Family Home
- Sought After Location On Newbarns
- Excellent Family Living Accommodation
- Hallway, Spacious Lounge/Diner
- Modern Fitted Kitchen
- 3 Bedrooms, Family 4-piece Suite Bathroom
- CH, DG, Conservatory
- Gardens To Front/Side/Rear
- Vacant Possession
- Council Tax Band A





## Property Description

We are delighted to bring to market this excellent family home in a popular residential area on Newbarns close to local amenities, transport links, schools etc. The property comprises of entrance porch leading to the hallway giving access to lounge/diner, fitted kitchen and conservatory to the first floor, the property has 2 good size bedrooms and a 4-piece suite family bathroom suite. The property benefits from central heating, double glazing extensive gardens to front/side/rear, decked seating area, storage sheds, off road parking for several cars. The property would suit a variety of buyers and is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/solid.soils.relax>

### FRONTAGE

Double glazed door to

### PORCH

Laminate flooring and double-glazed door to

### ENTRANCE HALL

Stairs to first floor, radiator and doors to

### LOUNGE/DINER

**22' 9" x 11' 0" (6.95m x 3.36m)** Double glazed window, feature fireplace with fire, double doors to conservatory and coved ceiling

### KITCHEN

**13' 4" x 9' 9" (4.08m x 2.98m)** Double glazed window, double glazed door, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl, black sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash and coved ceiling

### CONSERVATORY

**9' 10" x 9' 6" (3.00m x 2.90m)**

Double glazed patio doors to rear garden, radiator and double-glazed window

### LANDING

Access to the loft and doors to

### BEDROOM 1

**10' 11" x 12' 7" (3.33m x 3.84m)**

Double glazed window, radiator, fitted wardrobes with drawers and bedside cabinets

### BEDROOM 2

**11' 2" x 10' 7" (3.41m x 3.25m)**

Double glazed window and radiator

### BEDROOM 3

**9' 3" x 8' 3" (2.84m x 2.53m)** Double glazed window, radiator and boiler

### BATHROOM

Double glazed frosted window, radiator, modern fitted 4-piece suite, low level WC, feature hand wash basin with mixer taps/vanity unit, shaped corner bath with taps, full length walk-in shower with double headed shower, part panelled walls and laminate flooring

### GARDEN

Front/side/rear garden with plenty of seating area on 3 sides, decked seating area, artificial grass, storage sheds and off road parking

### 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\*\*

