



**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.



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.

**Tenure**  
Freehold

**Council Tax Band**  
C

**Contact Details**  
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**Farnham Close | Barrow-in-Furness | LA13 0GP**

**Asking Price £239,950**

- Well Presented Semi Detached Family Home
- Sought After Residential Area
- Excellent Accommodation Over 3 Floors
- Spacious Lounge, Cloaks/WC
- Fitted Kitchen/Diner
- 3 Bedrooms and Study/Dressing Room
- Family Bathroom, En-Suite From Master
- CH, DG, Off Road Parking
- Easy Maintenance Front/Rear Gardens
- Council Tax Band C





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location, close to local amenities and transport links. The property boasts excellent family living accommodation over three floors, comprising of an entrance hall, ground floor cloaks/WC, spacious lounge, modern fitted kitchen with breakfast bar, three bedrooms with the master having an en-suite, family bathroom and further study/dressing room, which could be used for other uses. The property benefits from central heating, double-glazing, off-road parking for two vehicles, pleasant, easy maintenance front/rear gardens with paved seating areas, artificial grass and storage shed. Viewings are highly recommended to appreciate size and standard on offer

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/sooner.issues.edit>

### FRONTAGE

Off road parking, easy maintenance front garden and double-glazed door to

### VESTIBULE

Laminate flooring, radiator and door to

### LOUNGE

**15' 6" x 11' 9" (4.74m x 3.60m)**

Double glazed window, fire, ceiling spotlights, radiator, understairs storage, laminate flooring and door to

### HALL AREA

Stairs for the first floor, ground floor cloaks/WC and door to

### CLOAKS/WC

Low level WC, hand wash basin with mixer taps, laminate flooring and tiled splash

### KITCHEN/DINER

**11' 8" x 8' 8" (3.58m x 2.65m)**

Double glazed patio doors, double glazed window, radiator, fitted cream wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven, 4-ring hob with extractor over, integrated fridge, freezer, plumbing for washer, tiled splash, breakfast bar, feature shelving/storage and tiled flooring

### LANDING

Stairs to second floor with spindle balustrade and doors to

### BEDROOM 2

**9' 4" x 11' 11" (2.87m x 3.65m)** Double glazed window, radiator and triple door built in wardrobes

### BEDROOM 3

**9' 0" x 9' 11" (2.75m x 3.03m)** Double glazed window, radiator, built in two x double door wardrobe with vanity unit and part panelled walls

### MASTER BEDROOM

**12' 6" x 8' 6" (3.83m x 2.60m)**

Double glazed Velux window, built in double door wardrobes with 2 single storage/wardrobes, access to the loft and door to ensuite

### ENSUITE

Double glazed Velux window, white 3-piece suite, low level WC, pedestal hand wash basin with taps, corner shower cubicle with shower, tiled splash and ceiling spotlights



### OFFICE/STUDY

**4' 6" x 6' 2" (1.38m x 1.88m)** Double glazed Velux Window and radiator

### GARDEN

Rear enclosed easy maintenance garden with artificial grass area, paved seating area, side access gate, storage shed with electric/light

### 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\*\*

