

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		
69-80	C		80 C
55-68	D	63 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.



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Borrowdale Gardens | Barrow-in-Furness | LA14 4LU Asking Price £349,950

- Detached True Bungalow
- Cul-De-Sac Location In Hawcoat
- Hall, Open Plan Lounge, Dining Room
- Modern Fitted Kitchen
- 3 Double Bedrooms
- Modern Fitted Bathroom
- CH, DG, Off Road Parking, Garage
- Gardens To Front/Rear
- Viewing Highly Recommended
- Council Tax Band D





Property Description

We are delighted to bring to the market this well presented and tastefully decorated True Bungalow in a cul-de-sac location in Hawcoat, close to local amenities and transport links. The property has been renovated throughout by the current vendor and ready to move into. The property comprises of entrance hall are, spacious lounge open to the dining room, white modern fitted kitchen, 3 double bedrooms and a modern fitted bathroom.

The property benefits from central heating, double glazing, easy maintenance front garden with of road parking, giving access to the garage, mature rear enclosed garden with lawned areas, plants/shrubs. The property would suit a variety of buyers and being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Borrowdale Gardens in a Cul-De-Sac off Seathwaite Road in Hawcoat –
<https://what3words.com/backed.spirit.obey>

FRONTAGE

Off road parking for several cars, access to the garage, easy maintenance front garden with lawned area, plants/shrubs and double-glazed door to

VESTIBULE

Double glazed door to vestibule, radiator, double glazed frosted window, built-in storge cupboard, laminate flooring and door to

ENTRANCE HALL

Borrowed frosted window, radiator, double doors to lounge, doors to rear hall, radiator, access to the loft and doors to

LOUNGE

Double glazed bay window, feature fire surround with fire, double doors and open archway to dining room

DINING ROOM

8' 3" x 11' 4" (2.54m x 3.46m)

Double glazed sliding doors to rear garden radiator, open archway to lounge and door to the kitchen

KITCHEN

Double glazed window, fitted high shine white wall base drawer units with black worktops to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated oven, microwave, 4-ring hob with extractor over, fridge/freezer, plumbing for washer, breakfast bar, door to dining room

BEDROOM 1

12' 5" x 10' 2" (3.81m x 3.11m)

Double glazed window and radiator

BEDROOM 2

10' 8" x 12' 6" (3.27m x 3.82m)

Double glazed window, radiator and fitted wardrobes with overbed fitment

BEDROOM 3

8' 9" x 9' 1" (2.69m x 2.78m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, fitted 3-piece suite, low level WC with hand wash basin/ mixer taps/vanity unit, shaped enclosed bath with mixer taps, shower over, panelled walls, panelled ceiling

GARAGE

9' 0" x 18' 6" (2.75m x 5.65m)

Up/over door, power/lights, double glazed door to rear, garden and double-glazed window

GARDEN

Rear enclosed mature/well-manicured garden with lawned area, plants/shrubs, raised flower beds, trees, paved seating areas, storage shed, side access gate, water tap and access to the garage

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 **

