



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
C

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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.



Carisbrooke Crescent | Barrow-in-Furness | LA13 0HU Asking Price £259,950

- Extended Semi-Detached Family Home
- Sought After Location On Holbeck
- Well Presented And Tastefully Decorated Throughout
- Hall, Bay Window Lounge
- Galley Style Extended Kitchen, Dining Room
- 3 Bedrooms
- Bathroom, Separate Cloaks/WC
- CH, DG, Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are delighted to bring to the market this extended semi-detached family home in the sought after location on Holbeck, close to local amenities, transport links and popular primary schools. The property is well presented and tastefully decorated throughout and comprises of entrance vestibule with a lovely feature front door with coloured glass/leaded windows to the hallway, bay window lounge, dining room with feature large window and door to the rear garden, extended galley style fitted kitchen with appliances, 3 bedrooms, family bathroom with separated cloaks/WC. The property benefits from central heating, double glazed mature front and rear garden with paved seating area, off road parking for several cars, giving access to the garage. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located of Holbeck Road, right into Carisbrooke Crescent, on the Holbeck Estate

<https://what3words.com/aside.blank.faced>

FRONTAGE

Off road parking giving access to the garage, front mature garden with lawned area, with plants/shrubs and a paved seating area

VESTIBULE

Double glazed double doors to

ENTRANCE HALL

Feature door with coloured glass panels to coved ceiling, radiator, spindle staircase to the first floor, understairs storage and doors to

LOUNGE

12' 10" x 11' 6" (3.92m x 3.51m)

Double glazed bay window lounge, radiator, picture rail, coved ceiling, feature fireplace with fire with back lights

DINING ROOM

12' 4" x 11' 4" (3.77m x 3.47m)

Double glazed door with double glazed windows, radiator, wall mounted pebble effect fire, picture rail and coved ceiling

KITCHEN

19' 5" x 5' 8" (5.94m x 1.74m)

Galley style extended kitchen with double glazed window, double glazed door, fitted walnut style wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated double oven, 4-ing hob with extractor over, fridge/freezer, plumbing for washer, tiled splash, glass display units, coved ceiling with spotlights

LANDING

Feature coloured leaded glass window, picture rail, coved ceiling and doors to

BEDROOM 1

10' 9" x 13' 9" (3.30m x 4.21m) Double glazed bay window with pleasant views, radiator, picture rail and coved ceiling

BEDROOM 2

12' 2" x 7' 11" (3.72m x 2.43m)

Double glazed window, picture rail, coved ceiling, radiator, fitted full-length wardrobes with hanging/shelving

BEDROOM 3

6' 7" x 7' 10" (2.01m x 2.41m)

Double glazed window, radiator, picture rail and coved ceiling

CLOAKS/WC

Double glazed frosted window, low level WC, tiled splash and ceiling spotlights



BATHROOM

double glazed frosted window, radiator, panelled enclosed bath with overhead shower, pedestal hand wash basin with taps, tiled walls and ceiling spotlights

GARAGE

Double doors to the front, side door to the garden, three windows and power/light

GARDEN

Rear enclosed garden with mature plants/shrubs, lawned area, paved seating area, side access gate 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 **

