

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

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

Contact Details

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ROSS
Estate
Agencies



Petrel Bank | Barrow-in-Furness | LA14 3YU

Asking Price £324,995

- Link Detached Family Home
- Sought After Location On Walney
- Vestibule, Spacious Lounge
- Modern Fitted Kitchen/Diner
- Ground Floor Cloaks, Utility Room
- Family Bathroom, 3 Bedrooms
- CH,DG, Off-Road Parking
- Garage, Gardens
- Vacant Possession
- Council Tax Band D





Property Description

We are delighted to bring to the market this spacious link detached family home in the sought-after location on Walney in a cul-de-sac. The property is close to local amenities, transport links and coastal beaches. The property boasts excellent family living accommodation comprising of entrance vestibule, spacious lounge with spindle staircase and double doors to the dining room, open to the modern fitted grey kitchen with built in appliances, utility room and ground floor cloaks/WC. To the first floor the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing, off-road parking for 2 vehicles and access to the garage, property could be extended over the garage, subject to planning, easy maintenance front/rear gardens. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Petrel Bank is located off Bigger Bank Road on Walney, Cul-de-sac on the left
<https://what3words.com/hurray.club.hears>

FRONTAGE

Off-road parking for 2 cars, access to garage, easy maintenance front garden area with side access gate and double-glazed door to.

VESTIBULE

Radiator, door to

LOUNGE

17' 6" x 17' 6" (5.35m x 5.35m)

Double-glazed bay window, radiator, nook under the stairs could be utilised as home office, spindle staircase to 1st floor and double doors to.

DINING ROOM

8' 9" x 11' 1" (2.69m x 3.40m)

Double-glazed sliding doors to rear garden, radiator, laminate flooring and open archway to

KITCHEN

11' 6" x 9' 5" (3.53m x 2.89m)

Double-glazed window, fitted grey modern wall base units with worktops to compliment, inset black sink with mixer tap, integrated oven, 4-ring hob with extractor over, fridge, freezer, dishwasher, laminate flooring and door to.

UTILITY ROOM

Double-glazed door to rear, double-glazed window, boiler, base unit with stainless steel sink with taps, plumbing for washer, tiled splash, laminate flooring, access to second loft space, internal door to garage, door to ground floor cloaks/WC, low level WC, pedestal hand wash basin with taps and radiator.

CLOAKS/WC

Low level WC, pedestal hand wash basin with taps, laminate flooring, radiator and tiled splash.

LANDING

Spindle Balustrade, double door storage cupboard, access to loft and doors to

BEDROOM 1

16' 2" x 10' 1" (4.93m x 3.09m)

Double-glazed bay window and radiator, having space which could be utilised as a walk-in wardrobe or possible ensuite

BEDROOM 2

12' 11" x 9' 4" (3.96m x 2.87m)

Double-glazed window and radiator

BEDROOM 3

7' 10" x 7' 7" (2.41m x 2.33m) Double-glazed window and radiator

BATHROOM

Double-glazed frosted window, radiator, white 3-piece low level suite, pedestal hand wash basin with taps, panelled enclosed bath with taps, shower over and tiled splash.

GARAGE

8' 11" x 17' 5" (2.73m x 5.33m) Up/over door and power/lights, room for one vehicle

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 **

