



**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             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### 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.



**Calder Green | Barrow-in-Furness | LA14 3TU**

**Asking Price £145,000**

- Semi-Detached Family Home
- Sought After Location On Walney
- Hall Area, Spacious Lounge
- Kitchen/Diner, Conservatory
- 3 Bedrooms
- Bathroom, Separate Cloaks/WC
- DG, CH
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this semi-detached family home in a cul-de-sac location on Walney, close to local schools' amenities, transport links and coastal beaches. The property offers

excellent family living accommodation comprises of entrance hall area to spacious lounge, open kitchen/diner, 3 bedrooms, bathroom with a separate cloaks/WC. The property benefits from central heating, double glazed gardens to front, rear and a conservatory. 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/olive.lucky.cope>

### FRONTAGE

Lawned front garden with access path paved area, access to rear and double-glazed door to

### ENTRANCE HALL

Double glazed windows, radiator, storage cupboard, stairs to first floor, open to kitchen/diner and door to lounge

### LOUNGE

**12' 6" x 18' 3" (3.82m x 5.58m)**

Double glazed windows, laminate flooring, fireplace and double-glazed sliding doors to conservatory

### CONSERVATORY

**10' 5" x 18' 3" (3.18m x 5.58m)** Double glazed patio doors to rear garden, double glazed window and laminate flooring

### KITCHE/DINER

**18' 2" x 12' 9" (5.54m x 3.89m)**

Double glazed window, double glazed door, fitted wall base units with worktops, inset 1 1/2 stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, understairs storage

### LANDING

Access to the loft, storage cupboard and doors to

### BEDROOM 1

**10' 10" x 12' 5" (3.32m x 3.81m)**

Double glazed window, built-in wardrobes with drawer units, double door storage cupboard

### BEDROOM 2

**9' 6" x 12' 2" (2.92m x 3.73m)**

Double glazed window

### BEDROOM 3

**7' 6" x 9' 4" (2.30m x 2.85m)**

Double glazed window and built-in wardrobe

### CLOAKS/WC

Double glazed frosted window and low-level WC

### BATHROOM

Double glazed frosted window, radiator, pedestal hand wash basin with taps, panelled enclosed bath with shower over and panelled walls

### GARDEN

Rear enclosed garden with lawned area, shale are/seating and storage shed

### 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\*\*

