



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		79 C
55-68	D	64 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.



Risedale Road | Barrow-in-Furness | LA13 9RB

Asking Price £139,950

- Well Presented Extended Forecourt Terrace
- Popular Residential Area
- Hallway, Bay Window Lounge
- Dining Room, Extended Kitchen/Diner
- 3 Bedrooms, Bathroom
- CH, Feature Coloured Glass DG
- Rear Yard With Seating Area
- Garage
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this extended forecourt mid-terrace property in the popular location in the Risedale area, close to local amenities, transport links, popular schools and Barrow Park. The property comprises of entrance hallway, with spindle staircase, bay window lounge, dining room, extended kitchen/diner with fitted units, 3 bedrooms and family bathroom. The property benefits from central heating, some feature double glazing with coloured glass/leaded, rear enclosed yard with seating area, with plants/shrubs and garage with power.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage, Broadband

LOCATION

The property is in the popular residential area on Risedale Road

-<https://what3words.com/ducks.sands.save>

FRONTAGE

Access gate to forecourt paved area with plants/shrubs, feature wooden door with coloured ornate glass to

ENTRANCE

Double glazed frosted lead effect window, radiator, spindle staircase to first floor, coved ceiling, understairs storage and doors to

HALL

LOUNGE

15' 0" x 11' 11" (4.58m x 3.64m)

Double glazed bay window with coloured glass, radiator, coved ceiling, feature fireplace with coal effect fire

DINING ROOM

12' 10" x 12' 2" (3.93m x 3.72m)

Double glazed window, radiator, wall mounted fire with hearth, coved ceiling and borrowed frosted glass window

KITCHEN/DINER

23' 9" x 8' 5" (7.25m x 2.58m) Extended double glazed window, double glazed door, borrowed frosted window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, cooker point, plumbing for washer, glass display units with corner shelving, tiled splash and tiled flooring

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

13' 2" x 12' 0" (4.02m x 3.67m)

Double glazed window with coloured glass and radiator

BEDROOM 2

13' 10" x 11' 0" (4.23m x 3.36m)

Double glazed window, radiator, fitted vanity unit with drawers, fitted wardrobes with hanging/shelving and wall mounted fire

BEDROOM 3

6' 8" x 8' 11" (2.05m x 2.72m) Double glazed window with coloured glass and radiator

BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, storage cupboard and tiled walls

GARAGE

16' 9" x 9' 2" (5.12m x 2.80m)

Up/over door, double glazed frosted window, side access door to yard and power

YARD

Enclosed pleasant rear yard with paved area with plants/shrubs, 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 **

