



**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**  
D

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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.



**Skiddaw Gardens | Barrow-in-Furness | LA14 4LZ Asking Price £290,000**

- Detached True Bungalow
- Cul-De-Sac Location In Hawcoat
- Well Presented Throughout
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- 2 Double Bedrooms
- Bathroom, CH, DG
- Off Road Parking, Garage
- Mature Gardens To Front/Rear
- Council Tax Band D





## Property Description

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

Cul-de-sac location, off Seathwaite Road, Dunmail

Raise - <https://what3words.com/spit.gravel.guilty>

We are delighted to bring to the market this well presented detached TRUE bungalow in a cul-de-sac location in the popular residential area in Hawcoat. The property offers excellent living accommodation comprising of entrance hall area with seating area, spacious lounge, fitted kitchen/diner, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing, utility room, off road parking, giving access to the garage, front garden with lawned area, paved seating area, greenhouse, workshop/garage and shed. The property would suit a variety of buyers and is being sold with vacant possession.

### FRONTAGE

Easy maintenance front garden with off road parking, giving access to the garage and side gate

### ENTRANCE HALL

**8' 6" x 8' 3" (2.61m x 2.53m)**

Double glazed door with frosted side windows, coved ceiling, access to garage and open archway to hall area

### LOUNGE

**18' 3" x 11' 5" (5.57m x 3.48m)** Double glazed bay window, feature fire surround with coal effect fire, dado rail and coved ceiling with ceiling rose

### KITCHEN/DINER

Double glazed window, fitted wall base drawer units with worktops to compliments, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, dishwasher, coved ceiling, tiled splash and glass display units

### HALL

**9' 6" x 15' 10" (2.90m x 4.85m)**

Radiator, access to the loft, storage and door to utility

### UTILITY ROOM

Double glazed windows, double glazed door, plumbing for washer and part panelled walls

### BEDROOM 1

**11' 3" x 12' 10" (3.44m x 3.93m)**

Double glazed windows, radiator and coved ceiling

### BEDROOM 2

**10' 2" x 10' 1" (3.10m x 3.09m)**

Double glazed window, radiator and coved ceiling

### BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity units, panelled enclosed bath with shower over, part tiled walls and coved ceiling

### GARDEN

Rear enclosed mature garden with lawned area, plants/shrubs, trees, paved seating areas, greenhouse, side access gates, shed, water tap

### WORKSHOP/GARAGE

**8' 5" x 17' 10" (2.59m x 5.44m)**

Up/Over door and windows

### 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\*\*

