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

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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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ROSS Estate Agencies









Hawthorn Drive | Barrow-in-Furness | LA13 0RU — Asking Price £185,000

- Detached True Bungalow
- Cul-De-Sac Location In Holbeck
- Hallway, Spacious Lounge
- Fitted Kitchen, Conservatory
- 2 Double Bedrooms
- Shower Room
- CH, Some DG, Pleasant Views
- Mature Gardens To Front/Rear
- Off Road Parking, Detached Garage
- Council Tax Band C





Property Description

We are pleased to bring to the market this detached true bungalow in the popular location in Holbeck close to local amenities and transport links. The property is in need of a full renovation which is reflected in the asking price. The property comprises of entrance hallway, giving access to the lounge, kitchen, 2 double bedrooms and a wet room style shower room.

The property benefits from central heating, some double glazing, rear conservatory with pleasant views, mature front and rear gardens with lawned areas, plants/shrubs, mature trees, off road parking for several cars and access to the detached garage.

Due to the location in the cul-de-sac, the property offers pleasant views from the front and rear. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Hawthorne Drive is in a cul-de-sac location, off Holbeck Park Avenue in Holbeck, close to local amenities, transport links etc

FRONTAGE

Off road parking for several cars, access to detached garage, front garden area with plants/shrubs, lawned area, pleasant views and door to

ENTRANCE HALL

Access to the loft, storage cupboard and doors to

LOUNGE

11' 11" x 16' 9" (3.64m x 5.13m)

Double glazed sliding doors to conservatory, radiator, wall mounted fire and coved ceiling

CONSERVATORY

13' 10" x 6' 2" (4.22m x 1.88m)

Double glazed widows with pleasant views, wall heater, door to kitchen, double glazed door to rear garden and panelled walls

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated 4-ring hob with extractor over, plumbing for washer/dishwasher, tiled splash, display corner units and stable style door to the conservatory

BEDROOM 1

12' 11" x 11' 6" (3.94m x 3.53m)

Double glazed window with pleasant views and radiator

BEDROOM 2

11' 9" x 9' 10" (3.60m x 3.01m)

Double glazed windows with pleasant views and radiator

BATHROOM

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, wall mounted shower with wet room style flooring, tiled walls and spotlight ceiling

GARAGE

Up/Over door, double glazed door to the side with double glazed frosted window, double glazed door to rear and power/light.

GARDEN

Rear enclosed extensive mature garden with lawned area, hedge/shrubs, trees, pleasant views, access to garage and side of property and water tap

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**




