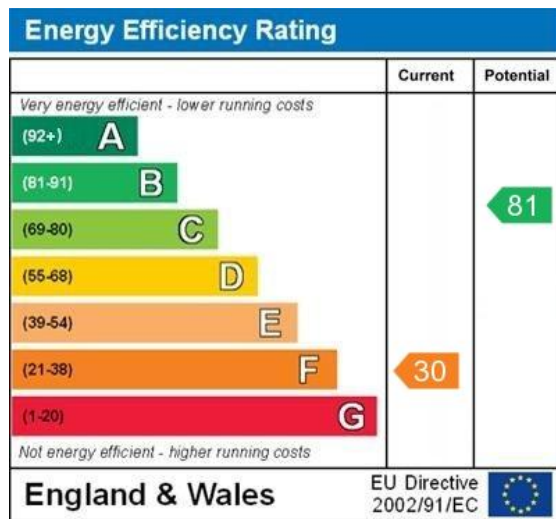
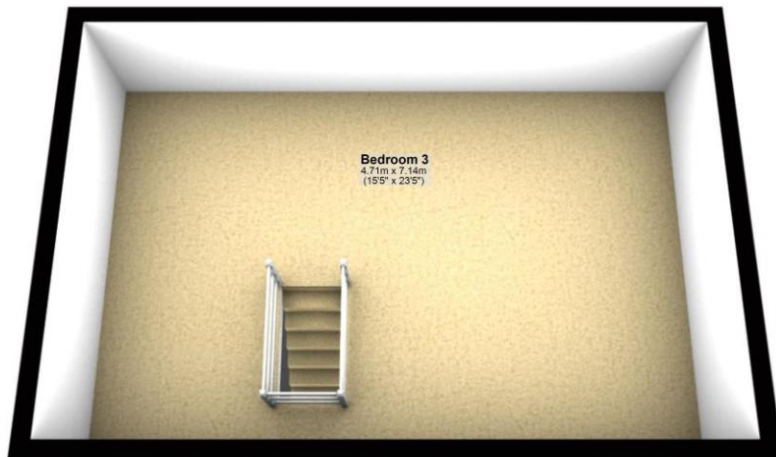


GENERAL

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.



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. To ensure their accuracy, they should not be relied upon and measurements.

Tenure
Freehold

Council Tax Band
D

Contact Details
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Rakesmoor Lane | Barrow-in-Furness | LA14 4LG

Asking Price £234,950

- Freehold Detached Bungalow
- Requires General Updating/ Modernisation
- Hall, Lounge, Kitchen Diner,
- 2 Bedrooms, Shower Room, Bathroom
- Large Developed Attic

- Good Sized Garden To Rear
- Garage And Off Road Parking
- Gas C/H, Double Glazing
- Vacant Possession, No Chain
- Superb Potential Throughout





Property Description

Situated in a highly sought after residential location, this good sized detached bungalow has excellent scope for further development. The property benefits from gas central heating, double glazing and comprises; garden frontage with drive access to the garage, vestibule, entrance hall, lounge, kitchen/diner, 2 double bedrooms, bathroom and utility/shower room. To the first floor is a large developed attic area with scope for further development. To the rear of the property is a very good sized lawned garden. Offered for sale with vacant possession and no chain, this bungalow is suitable for a variety of purchasers and early viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

GARDEN FRONTAGE

Having lawned gardens to the front and side elevation with drive access to the garage and off road parking.

VESTIBULE

Having double glazed front door, double glazed windows and double glazed door to the entrance hall.

ENTRANCE HALL

Having 3 power points, radiator, telephone point and space saver staircase to the first floor developed attic area.

LOUNGE

17' 5" x 16' 1" (5.31m x 4.9m)

Having coal effect gas fire with central heating back boiler, marble hearth and wood surround, 6 power points, skirting radiators, TV point, 2 double glazed windows and square bay window to the front elevation.

KITCHEN/DINER

13' 0" x 11' 11" (3.96m x 3.63m)

Having built in base storage cupboards, working surfaces, tiled surrounds, rebated one and a half bowl sink, built in fridge and freezer, 4 ring gas hob, electric fan assisted oven, filter hood, 7 power points, radiator, built in cupboard with hot water tank and shelved pantry. The kitchen has access to the rear hall with double glazed door to the garden and access to the utility/shower room.

UTILITY/SHOWER ROOM

8' 10" x 3' 11" (2.69m x 1.19m)

Having shower cubicle, wash basin, plumbing for a washing machine, 2 power points, radiator and double glazed window.

BEDROOM 1

13' 0" x 12' 0" (3.96m x 3.66m)

Having 2 power points, radiator, built in wardrobe and double glazed window.

BEDROOM 2

12' 8" x 12' 0" (3.86m x 3.66m)

Having 4 power points, radiator, double glazed window and built in cupboard.

BATHROOM

8' 8" x 7' 2" (2.64m x 2.18m)

Having bath with shower hose from mixer taps, W/C, wash basin, tiled surrounds, radiator, tiled floor, heated radiator/towel rail, electric wall heater, shaver point and double glazed window.

GARAGE

14' 9" x 8' 6" (4.5m x 2.59m)

Having up and over door, 2 power points, radiator and service pit.

GARDEN

Having good sized lawned garden to rear with outside water tap and store shed.

DEVELOPED ATTIC AREA

23' 11" x 15' 5" (7.29m x 4.7m)

The developed attic area is of excellent dimension covering the whole ground floor area with 8 power points, 3 radiators and 3 double glazed sky lights.

