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

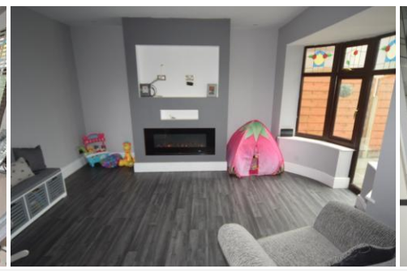
Contact Details

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

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

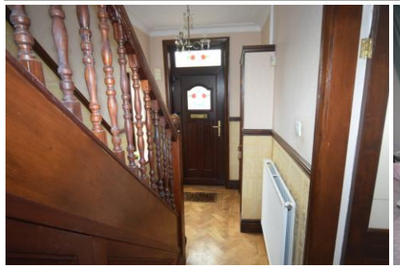
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

#ROSS Estate Agencies



Wheatclose Road | Barrow-in-Furness | LA14 4EJ Asking Price £319,950

- Very Desirable Semi-Detached Home
- Situated In A Sought After Location
- Garden Frontage, Off Road Parking
- Lounge, Living Room, Kitchen Diner
- 3 Bedrooms, Bathroom
- Developed Attic Area
- Large South Facing Garden
- Gas Central Heating, uPVC Double Glazing
- Ideal For Family Living
- Early Viewing Recommended



Property Description

Situated in an ever popular residential location, this fine traditional semi-detached home benefits from gas central heating and uPVC double glazing. The property has off road parking to the front elevation and comprises; entrance hall, bay windowed lounge, living room, kitchen diner and to the first floor are 3 bedrooms and bathroom. There is a permanent staircase from the landing giving access to a very useful developed attic area. To the rear of the property is a very good sized south facing garden with store shed. This property is ideal for a family or couple and early viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

FRONTAGE

Having imprinted concrete frontage with off road parking, double gates and garden border.

ENTRANCE HALL

Having uPVC double glazed front door, power point, radiator, uPVC double glazed window with leaded stain glass feature, solid wood Herringbone flooring and under stairs cupboard. The entrance hall has access to the lounge, living room and stairs.

BAY WINDOWED LOUNGE

14' 2" x 11' 5" (4.32m x 3.48m)

Having coal effect living flame gas fire with marble surround, 8 power points, radiator, TV point, 2 wall lights, coving and uPVC double glazed bay window.

LIVING ROOM

17' 7" x 14' 10" (5.36m x 4.52m)

Having inset log effect electric fire, laminated wood floor, LED down lights, 12 power points, radiator, TV point, telephone point, uPVC double glazed window to the side elevation and uPVC double glazed bay window to the rear. The living room has access to the kitchen diner.

KITCHEN DINER

17' 6" x 9' 8" (5.33m x 2.95m)

Having cream fronted wall and base storage cupboards, marble effect work tops, tiled surrounds, rebated stainless steel sink unit, 4 ring electric hob, electric double oven and grill, filter hood, plumbing for a washing machine, Kickspace heater, 12 power points, radiator, PVC clad ceiling with down lights, 2 black fronted display cabinets, 3 uPVC double glazed windows and uPVC double glazed door to the rear.

LANDING

Having spindle and banister staircase, power point, uPVC double glazed window with leaded stain glass and dark wood stained doors to all rooms.

BAY WINDOW BEDROOM 1

14' 8" x 9' 7" (4.47m x 2.92m)

Having plus length built in wardrobes and storage, 4 power points, radiator and uPVC double glazed bay window with leaded stainless glass features.

BEDROOM 2

12' 7" x 11' (3.84m x 3.35m)

Having 4 power points, radiator and uPVC double glazed window.

BEDROOM 3

8' 3" x 6' 2" (2.51m x 1.88m)

Having laminated wood floor, 3 power points, radiator and uPVC double glazed window.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

Having white suite with bath, over bath shower and screen, WC, wash basin, radiator, fully tiled walls, tiled floor, and 2 uPVC double glazed windows.

There is a permanent staircase from the landing giving access to a second floor landing with a wall mounted gas central heating combi boiler. The landing gives access to the developed attic area.

DEVELOPED ATTIC AREA

10' 4" x 8' 9" (3.15m x 2.67m)

Having 4 power points and 2 double glazed sky lights.

GARDEN

Having a very good sized south facing garden to rear with artificial lawned grass, paved patio, seating area, outside lighting and store shed.

VIEWING

Key accompanied.