

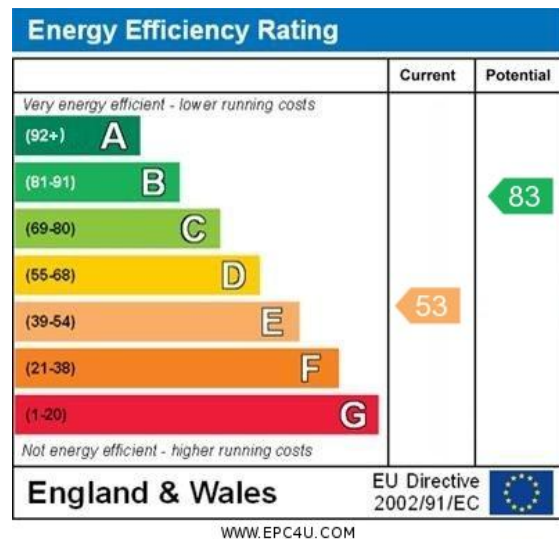
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure

Freehold

Council Tax Band

B

Contact Details

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#ROSS Estate Agencies



Meadowlands Avenue | Barrow-in-Furness | LA13 0AR Asking Price £249,000

- Situated In A Popular Residential Area
- Well Presented And Tastefully Decorated
- Open Plan Kitchen/Diner/Sitting Area
- Modern Lounge
- Ground Floor Shower Room
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing, Gas Central Heating
- Gardens Front And Rear
- Off Road Parking



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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Situated in a popular residential area close to local schools and amenities this extended semi-detached property is well presented and tastefully decorated throughout. Offering uPVC double glazing gas central heating. Comprising; Lounge, kitchen/diner/sitting room, ground floor shower room with WC, 3 double bedrooms, family bathroom, garden to front and rear also off road parking. Early viewing highly recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE

Having off road parking, garden frontage, raised shale area with plants and shrubs.

VESTIBULE

Having double glazed frosted window, storage cupboards and a radiator.

LOUNGE

14' 7" x 12' 5" (4.47m x 3.81m)

Having double glazed window, feature fire surround with coal effect fire, coved ceiling, under stairs storage and a radiator.

EXTENDED L SHAPE KITCHEN/DINER/SITTING

(3.96m x 2.45m x 6.20m x 6.32m)

Having double glazed windows, double glazed patio doors to rear garden, fitted modern wall base drawer units, wooden effect work tops to compliment, stainless steel one and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, plumbing for dishwasher, spotlight ceiling, laminate flooring, double glazed velux windows and 2 radiators.

UTILITY ROOM

6' 9" x 7' 0" (2.07m x 2.14m)

Having double glazed frosted door, plumbing for washing machine and a radiator.

LANDING

Having spindle balustrade and access to loft storage cupboard.

BEDROOM 1

10' 0" x 13' 4" (3.05m x 4.07m)

Having double glazed window, picture rail and a radiator.

BEDROOM 2

12' 3" x 9' 11" (3.74m x 3.03m)

Having double glazed window and a radiator.

BEDROOM 3

9' 10" x 10' 0" (3.00m x 3.05m)

Having double glazed frosted window and a radiator.

GROUND FLOOR SHOWER ROOM/WC

Having 3 piece suite, low level WC, feature hand wash basin with mixer taps, storage unit, shower cubicle with shower, panel walls, panel flooring, xpelair and towel rail/radiator.

REAR GARDEN

Having paved seating area, raised paved area, plants, shrubs and water tap.

VIEWING

Key Accompanied

Draft particulars subject to client approval.

