

VIEWING

Key Accompanied, Telephone First

Draft Particulars Subject To Client Approval

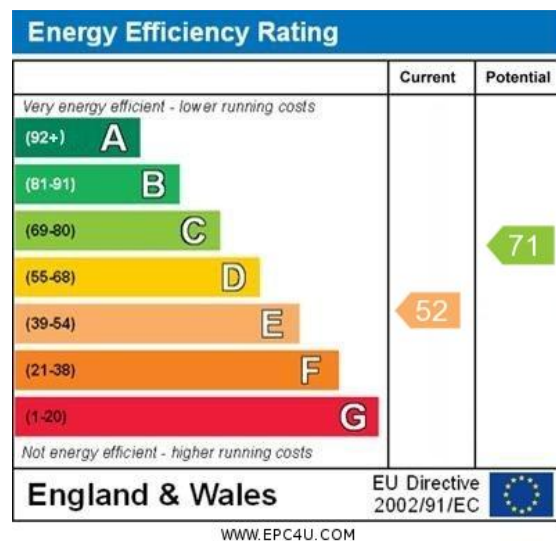
General

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.

Lucy Erdis (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.



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
C

Contact Details

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#ROSS Estate Agencies



Park Avenue | Barrow-in-Furness | LA13 9BJ

Asking Price £229,950

- Desirable Semi-Detached Home
- Very Well Maintained Throughout
- Many Traditional Features
- Gas C/H, uPVC Double Glazing
- Lounge, Dining Room, Sitting Room, Kitchen
- 3 Bedrooms And Bathroom
- Garden Frontage And Decked Garden To Rear
- South Facing To The Rear
- Ideal For Family Living
- Early Viewing Highly Recommended



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated in a sought after residential location, with easy access to the town centre and all amenities, this superb, traditional semi-detached home benefits from gas central heating, uPVC double glazing and many traditional features throughout. The property is offered for sale in a ready to move into condition and comprises; garden frontage, vestibule, entrance hall, bay windowed lounge, dining room, sitting room, kitchen and to the first floor are 3 bedrooms and bathroom. To the rear of the property is a south facing, good sized decked garden with summer house. This splendid home is highly recommended for early viewing.

SERVICES

Gas, Water, Electric, Telephone, Drainage

Having lawned garden frontage.

VESTIBULE

Having original tiled flooring, dado rail and pine door with leaded stained glass features to entrance hall.

ENTRANCE HALL

Having original tiled flooring, power point, dado rail, spindle and bannister staircase, cornice, pine doors to all rooms and under stairs storage cupboard.

BAY WINDOWED LOUNGE

15' 10" x 12' 5" (4.83m x 3.78m)

Having coal effect living flame gas fire with cast iron and tiled inset, cast iron surround and marble hearth,

cornice, dado rail, 4 power points, radiator, TV point, wood finished flooring and uPVC double glazed bay window with French café style blinds.

DINING ROOM

12' 10" x 10' 6" (3.91m x 3.2m)

Having 5 power points, radiator, cornice, dado rail, laminated wood flooring and uPVC double glazed window.

SITTING ROOM

10' 5" x 9' 8" (3.18m x 2.95m)

Having mosaic tiled flooring, 6 power points, radiator and uPVC double glazed double doors to the garden.

KITCHEN

14' 1" x 10' 5" (4.29m x 3.18m)

Having cream fronted wall and base storage cupboards, black marble effect working surfaces, tiled surrounds, rebated ceramic sink, 4 ring gas hob, 2 electric ovens, electric grill, microwave, extractor hood, built in washing machine, dishwasher and fridge freezer, wood effect tiled flooring, 8 power points, radiator, concealed gas central heating combi boiler and uPVC double glazed window. There is a pine door with leaded stained glass features giving access from the kitchen to the sitting room.

LANDING

Having power point, built in cupboard and access to all rooms.

BEDROOM 1

16' 7" x 12' 10" (5.05m x 3.91m)

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

BEDROOM 2

12' 10" x 10' 7" (3.91m x 3.23m)

Having 2 power points, radiator, TV point and uPVC double glazed window.

BEDROOM 3

10' 7" x 7' 7" (3.23m x 2.31m)

Having 2 power points, radiator, TV point and uPVC double glazed window.

BATHROOM

7' 9" x 6' 4" (2.36m x 1.93m) Having white suite with slipper bath, shower hose from mixer taps, WC, washbasin, separate tiled shower cubicle, tiled surrounds, heated towel rail/radiator and uPVC double glazed window.

GARDEN

Having good sized, decked, south facing garden to rear with views over Barrow and access to the summer house.

SUMMER HOUSE

17' 6" x 10' (5.33m x 3.05m)

Having 12 power points.

