

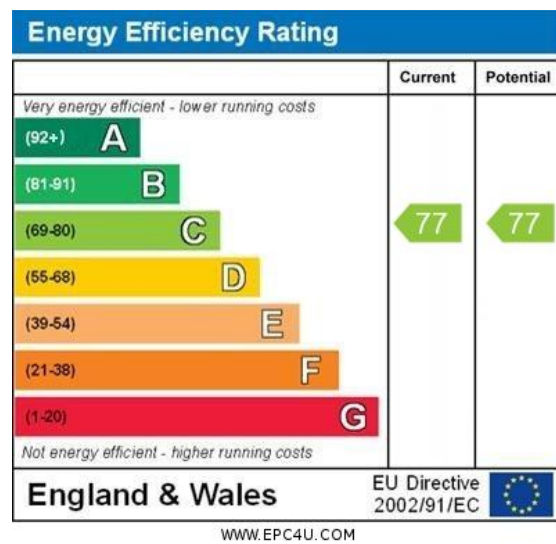
General

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.

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Illustration for identification purposes only. measurements are approximate, not to scale. floorplans/asketch.com © (ID603342)



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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Barrow-In-Furness
Cumbria
LA14 1SB

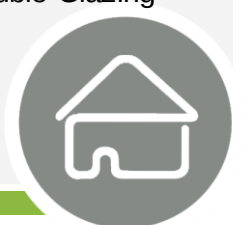
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Abbots Vale | Barrow-in-Furness | LA13 9PB

Asking Price £159,950

- Very Desirable Semi-Detached Home
- Situated In A Sought After Location
- Very Well Maintained Throughout
- Off Road Parking
- Wash Room, Lounge, Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Garden To Rear
- Gas Central Heating, uPVC Double Glazing
- Ideal For A Family Or Couple
- Early Viewing Recommended





Property Description

Situated in a quiet location off Abbots Vale, this fine semi-detached home is offered for sale in a ready to move into condition. The property benefits from gas central heating with energy saving Nest thermostat, uPVC double glazing, off road parking for 2 vehicles to the front elevation and accommodation comprising entrance hall, wash room, lounge, dining room, kitchen and to the first floor are 3 bedrooms and bathroom. To the rear of the property is a pleasant enclosed garden. Offered for sale at a realistic price, this house is ideal for a family or couple and early viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

OFF ROAD PARKING

Having off road parking to the front elevation.

ENTRANCE HALL

Having uPVC double glazed front door, tiled floor, power point, radiator, access to the lounge, wash room and stairs.

WASH ROOM

Having W/C, wash basin, radiator, tiled floor and uPVC double glazed window.

LOUNGE

13' 1" x 12' 3" (3.99m x 3.73m)

Having 6 power points, radiator, TV point, telephone point, USB charging points, under stairs storage cupboard, uPVC double glazed window to the front elevation and open arch to the dining room.

DINING ROOM

10' 7" x 7' 4" (3.23m x 2.24m)

Having 4 power points, radiator, laminated wood floor and uPVC double glazed patio doors to the garden.

KITCHEN

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

Having wood effect wall and base storage cupboards, marble effect work tops, tiled surrounds, rebated stainless steel sink unit, soaring gas hob, electric fan assisted oven, extractor hood, plumbing for a washing machine and dish washer, 6 power points, wall mounted gas central heating condensing boiler, tiled floor, under unit lighting and uPVC double glazed window.

LANDING

Having colonial panel doors to all rooms, power point, radiator and built in storage cupboard. There is a fold down ladder from the landing to a part boarded loft.

BEDROOM 1

14' x 8' 5" (4.27m x 2.57m)

Having 6 power points, radiator, TV point, laminated wood floor and uPVC double glazed window.

BEDROOM 2

11' 10" x 8' 9" (3.61m x 2.67m)

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

BEDROOM 3

11' 4" x 6' 7" (3.45m x 2.01m)

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

BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

Having white suite with bath and over bath shower, W/C, wash basin, tiled floor, tiled surrounds, radiator and uPVC double glazed window.

GARDEN

Having fenced lawned garden to rear with decked seating area and gravelled area to the side elevation. Outside water tap, light and 2 power points. Garden shed.

VIEIWNG

Key accompanied.

