

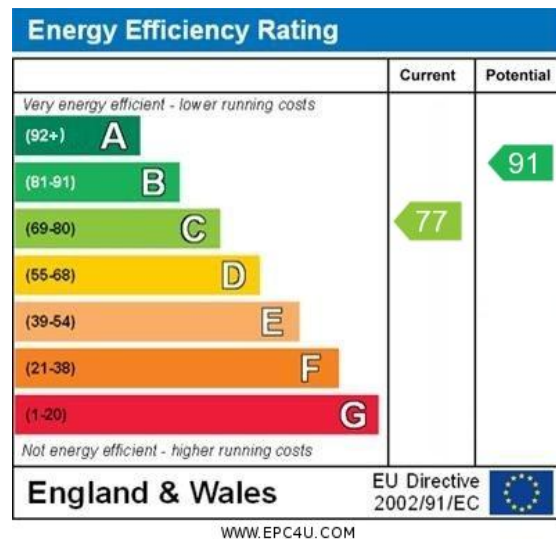
Lucy Boardman (Formerly Lloyds Bank) -

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



Cowper Close | Barrow-in-Furness | LA14 5SQ

Asking Price £169,995

- Very Desirable Semi Detached Home
- Situated In A Sought After Location
- Very Well Maintained Throughout
- Hall, Washroom, Lounge, Kitchen Diner
- 3 Bedrooms, Ensuite To Master, Family Bathroom
- Gas C/H, uPVC Double Glazing
- Enclosed Garden To Rear
- Private Off Road Parking
- Early Viewing Well Recommended
- Ideal For A Couple Or Family



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Situated in a popular residential location, within easy access to the town centre and all amenities, this modern semi detached home has been very well maintained by the present owners and is offered for sale in a ready to move into condition. The property benefits from gas central heating, uPVC double glazing and accommodation comprising; garden frontage, entrance hall, washroom, lounge, kitchen diner and to the first floor are 3 bedrooms with an ensuite shower room to the master bedroom and a separate family bathroom. To the rear of the property is a pleasant enclosed garden with access to the off road parking. Offered for sale at a realistic price, this property is ideal for a family or couple and early viewing is well recommended.

SERVICES

Gas, Water, Electric, Telephone, Drainage.

GARDEN FRONTAGE

Having lawned garden frontage.

ENTRANCE HALL

Having double glazed front door, wood effect flooring, 2 power points, radiator and access to the lounge, stairs and washroom.

WASHROOM

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

LOUNGE

17' 2" x 11' 8" (5.23m x 3.56m)

Having 9 power points, radiator, TV point, telephone point, uPVC double glazed window to the front elevation, under stairs storage cupboard and open arch to the kitchen diner.

KITCHEN/DINER

15' 00" x 8' 6" (4.57m x 2.59m)

Having white fronted wall and base storage cupboards, working surfaces, rebated one and a half bowl stainless steel sink unit, 4 ring electric hob, electric oven, filter hood, plumbing for a washing machine, 11 power points, radiator, down lights, concealed gas central heating combi boiler, tiled floor, uPVC double glazed window and uPVC double glazed door to the garden.

LANDING

Having uPVC double glazed window, power point and built in storage cupboard.

BEDROOM 1

11' 1" x 8' 2" (3.38m x 2.49m)

Having 6 power points, radiator and uPVC double glazed window. Bedroom 1 has access to the ensuite shower room.

ENSUITE SHOWER ROOM

4' 8" x 8' 2" (into the shower recess) (1.42m x 2.49m)

Having tiled shower cubicle, W/C, wash basin, tiled floor, xpelair and radiator.

BEDROOM 2

9' 8" x 8' 2" (2.95m x 2.49m)

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

BEDROOM 3

7' 10" x 6' 7" (2.39m x 2.01m)

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

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Having white suite with bath, W/C, wash basin, tiled surrounds, heated stainless steel towel rail, xpelair, down lights, tiled floor and uPVC double glazed window.

GARDEN

Having fenced garden to rear with artificial lawned grass, decked seating area, low level lighting, 3 power points and outside water tap. The garden has access to the off road parking for 2 vehicles.

VIEWING

Key accompanied.

