



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

A

#### Contact Details

Registered Office  
16 Cavendish Street  
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01229 825636



**Holker Street | Barrow-in-Furness | LA14 5RU**

**Asking Price £149,999**

- Fore-Courted Mews Style Property
- Popular Location
- Ready To Walk Into
- Suit A Variety Of Buyers
- Lounge, Kitchen/Diner
- Ground Floor Cloaks, Bathroom
- 2 Bedrooms
- CH, DG, Easy Maintenance Gardens
- Parking Bays
- Council Tax Band A



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings







## Property Description

We are delighted to bring to the market this mid-terrace fore courted mews style property in a popular residential area, close to local amenities, transport links and popular schools. The property offers ideal living accommodation comprising of vestibule, ground floor cloaks/W.C, spacious lounge, kitchen/diner, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, easy maintenance rear garden with lawned area, access gate to rear parking areas. Viewing is highly recommended to appreciate size on offer and is also being sold with vacant possession.

### SERVICES

Gas, water, electric, telephone, drainage

### FRONTAGE

Forecourt with paving stones and chippings, outside light

### VESTIBULE

uPVC double glazed front door, door into lounge and a radiator

### LOUNGE

**11' 8" x 17' 4" (3.57m x 5.30m)**

uPVC double glazed window with vertical blind, door to inner hallway, stair to first floor landing and a radiator

### INNER HALLWAY

Doors to kitchen, diner and ground floor W.C, cloaks

### GF CLOAKS/W.C

White W.C and hand wash basin, extractor fan and a radiator

### KITCHEN/DINER

**8' 10" x 11' 8" (2.71m x 3.58m)**

uPVC double glazed patio door, wall ad base storage cupboards with working surfaces, stainless steel rebated one and a half bowl sink and drainer, built in electric an oven and gas hob with filter hood, gas combi boiler, plumbing for a washing machine and recessed lighting

### LANDING

Doors to beds and bathroom, loft access hatch and a radiator

### BEDROOM 1

**8' 10" x 11' 8" (2.71m x 3.58m)**

uPVC double glazed window, a radiator and a tv point

### BEDROOM 2

**7' 6" x 11' 8" (2.30m x 3.58m)**

uPVC double glazed window and a radiator

### BATHROOM

**5' 7" x 7' 8" (1.72m x 2.35m)**

White suite comprising W.C, pedestal hand wash basin with over head shower and glass shower screen, tiled surrounds, recessed lighting, extractor fan and a radiator

### GARDEN

Flagged and lawned areas

### VIEWING

Key accompanied.

Draft particular subject to client approval

