



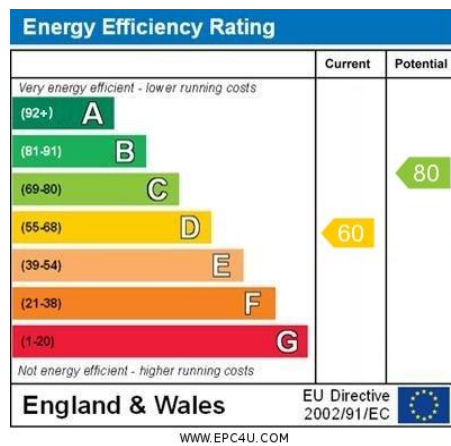
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



**Howard Street | Barrow-in-Furness | LA14 1LT**

**Offers over - £60,000**

- Calling All Landlords/Investors
- End Terrace Property
- Popular Location
- Lounge, Dining Room
- Kitchen, Shower Room
- 2/3 Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A, Freehold





## Property Description

\*\*\*CALLING ALL LANDLORDS/INVESTORS\*\*\*

We are pleased to bring to the market this end-terrace family home in the popular location of Hindpool, close to local amenities, transport links, schools and BAE. The property comprises of vestibule, lounge, dining room, kitchen, 2/3 bedrooms and shower room. The property benefits from central heating, double glazing and a rear yard. Viewing is recommended as it would suit a variety of buyers. Some updating is required which is reflected in the asking price. It's also being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

uPVC door leads onto pavement

### VESTIBULE

uPVC door, access to stairs, lounge, dining room and smoke alarm

### LOUNGE

**15' 04" x 11' 3" (4.67m x 3.43m)**

2 uPVC double glazed windows, built in cupboard housing gas/electric meters, wood fire surround, marble effect insert, plug in electric stove, tv point and radiator

### DINING ROOM

**15' 6" x 12' 0" (4.72m x 3.66m)**

2 uPVC double glazed windows, under stairs cupboard, wood fire surround, gas fire and access to kitchen

### KITCHEN

**10' 3" x 8' 11" (3.12m x 2.72m)**

uPVC double glazed window, wall and base storage units, electric oven hob with filter hood, integrated electric oven, integrated fridge, integrated freezer, stainless steel rebated sink with mixer taps, part tiled wall surrounds, tile effect flooring, small breakfast table, radiator, uPVC double glazed stable door leading to covered area (further uPVC double glazed door leading to small outside yard)

### LANDING

Access to bedroom 1, bedroom 2, bathroom and loft space

### BEDROOM 1

**14' 6" x 11' 4" (4.42m x 3.45m)**

2 uPVC double glazed windows, built in cupboards (including over bed storage), tv point and 2 radiators

### BEDROOM 2

**12' 0" x 9' 0" (3.66m x 2.74m)**

uPVC double glazed window, built in wardrobes, radiator and door leading to bedroom 3/dressing room

### BEDROOM 3

**9' 0" x 8' 3" (2.74m x 2.51m)**

uPVC window, built in wardrobes and radiator

### BATHROOM

**8' 10" x 6' 2" (2.69m x 1.88m)**

uPVC double glazed window, laminate flooring, vanity unit with white wash basin, white w.c, corner shower unit with fixed shower and hand held shower, built in cupboard housing gas boiler/shelving and radiator

### YARD

uPVC door leads to small outside yard with plumbing for washing machine

### VIEWINGS

Key accompanied

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT  
 \*\*This is non refundable once the AML check has been carried out\*\*

