



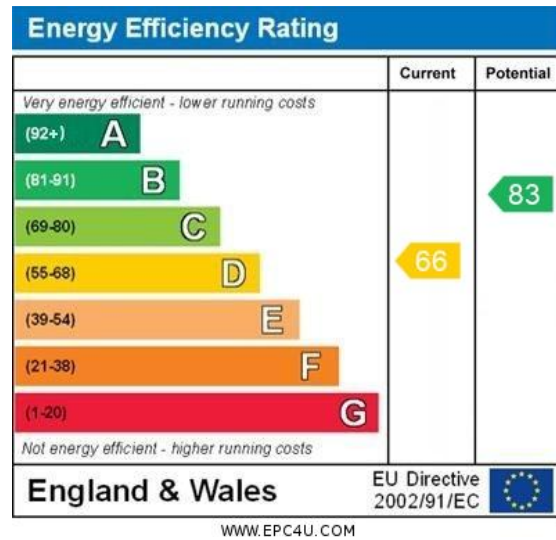
Lucy Boardman (Formerly Lloyds Bank) -

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.



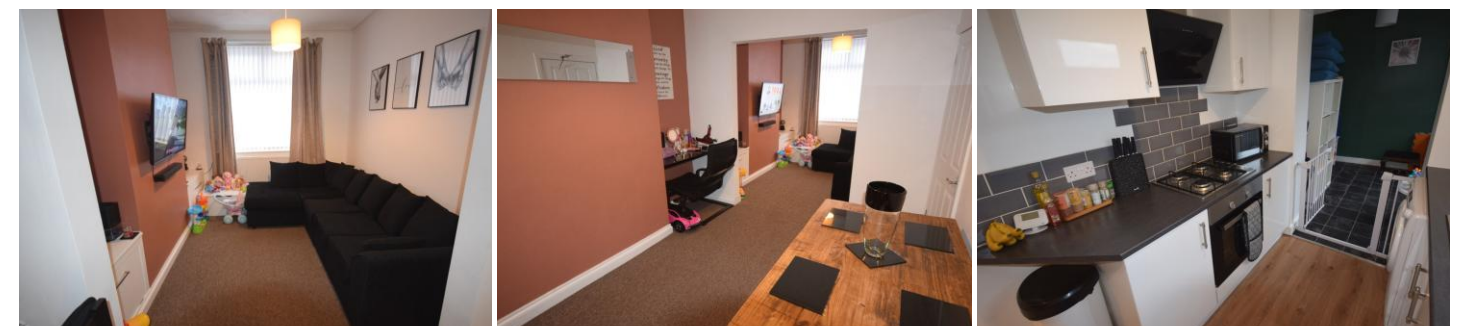
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure
Freehold

Council Tax Band
A

Contact Details
Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

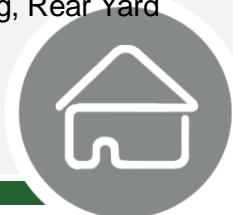
www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



Harrogate Street | Barrow-in-Furness | LA14 5JE

Asking Price £109,950

- Calling All First Time Buyers
- Well Presented Mid-Terrace
- Popular Location Off Oxford/Ainslie Street
- Hallway, Lounge, Dining Room
- Modern Fitted Kitchen/ Dining Area
- 2 Double Bedrooms
- Spacious Bathroom
- Central Heating, Double Glazing, Rear Yard
- Viewing Highly Recommended
- Council Tax Band A



ROSS Estate Agencies

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Calling all first time buyers!

We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area close to local amenities, transport links, schools, etc. The property comprises of entrance hallway leading to the dining room open to lounge, modern fitted white kitchen open to dining room/utility area, 2 double bedrooms and a spacious bathroom. The property benefits from central heating, double glazing and a rear yard with outhouse/utility area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/many.festivity.plates>

FRONTAGE

Double glazed door to

ENTRANCE HALLWAY

Laminate flooring, stairs to first floor, coved ceiling and a radiator

LOUNGE

10' 9" x 9' 8" (3.30m x 2.96m)

Double glazed window, storage cupboard, coved ceiling with ceiling rose and a radiator

DINING ROOM

12' 6" x 9' 11" (3.82m x 3.04m)

Double glazed window, open archway to lounge, a radiator and a door to

KITCHEN

Double glazed window, fitted high shine white wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, tiled splash, laminate flooring, under stairs storage, a radiator and open to

UTILITY/DINING AREA

6' 9" x 7' 8" (2.07m x 2.36m)

Double glazed window, double glazed door and a radiator

LANDING

Spindle balustrade, access to loft and doors to

BEDROOM 1

13' 5" x 10' 9" (4.10m x 3.29m)

Double glazed window and a radiator

BEDROOM 2

8' 2" x 12' 5" (2.50m x 3.80m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps/shower head, tiled

splash, storage cupboard (boiler), spotlight ceiling and a radiator

YARD

Rear yard with Upvc door/gate to rear, paved seating area, outhouse/store/utility area with power/light

VIEWING

Key accompanied

Draft particular subject to client approval

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

