

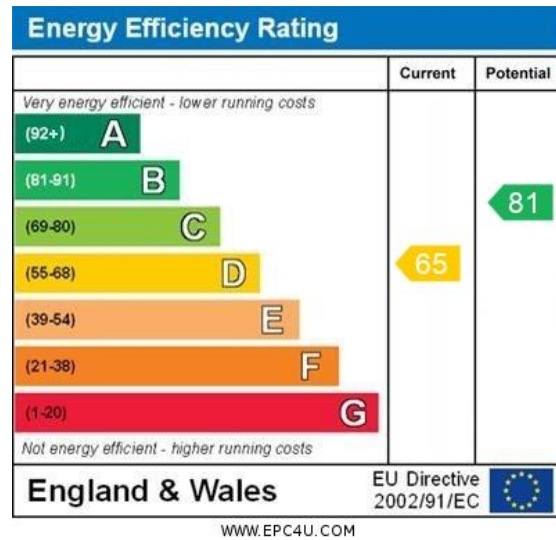
Lucy Boardman (Formerly Lloyds Bank) -

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.



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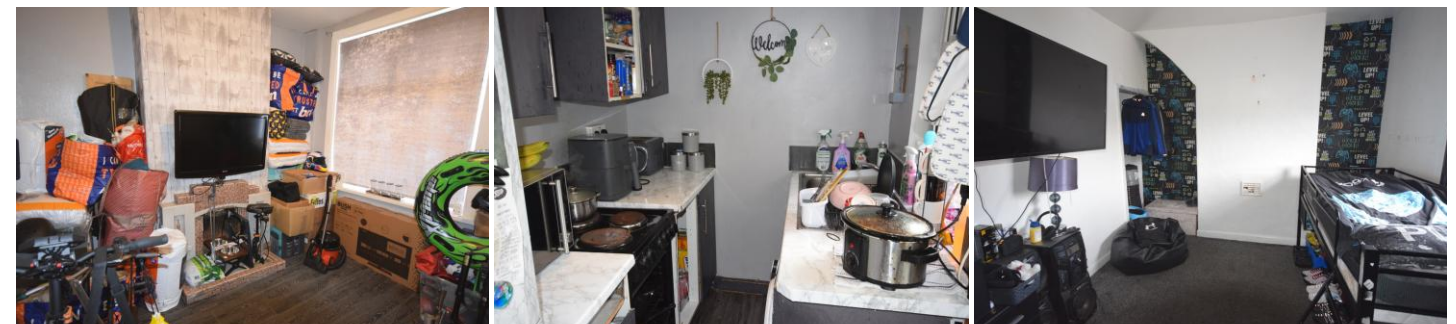
Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
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ROSS

Estate Agencies



Buccleuch Street | Barrow-in-Furness | LA14 1DA

Asking Price £60,000

- Calling All Landlords/Investors
- Mid-Terrace Property
- Town Centre Location
- 2 Reception Rooms
- Kitchen
- 2 Double Bedrooms
- Shower Room
- CH, DG, Rear Yard With Outhouse
- Ideal Addition To A Rental Portfolio
- Council Tax Band A





Property Description

Calling all Landlords/Investors!

We are bringing to the market this mid-terrace property in the town centre location close to local schools, amenities, transport links and train station. The property would be an ideal addition for a rental portfolio. The property comprises of entrance hallway, 2 reception rooms, kitchen, 2 double bedrooms and a shower room. The property benefits from central heating, double glazing and rear yard with covered area/outhouse with electric and access gate to rear. The property is in need of some updating which is reflected in the asking price.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/insect.organ.gone>

FRONTAGE

Double glazed door

ENTRANCE HALLWAY

Laminate flooring, under stairs storage, a radiator and doors to

LOUNGE

10' 3" x 9' 11" (3.13m x 3.03m)

Double glazed window, laminate flooring, stairs to first floor, a radiator and door to kitchen

DINING ROOM

12' 3" x 13' 0" (3.74m x 3.98m)

Double glazed window, laminate flooring, open fire place

KITCHEN

Double glazed, double glazed door, fitted kitchen stainless steel sink unit with mixer taps, cooker point and laminate flooring

BEDROOM 1

12' 11" x 10' 5" (3.94m x 3.20m)

Double glazed window and a radiator

BEDROOM 2

12' 4" x 12' 11" (3.77m x 3.94m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with taps, shower tray with shower and a tiled splash

YARD

Outhouse with electric, access gate and a water tap

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

