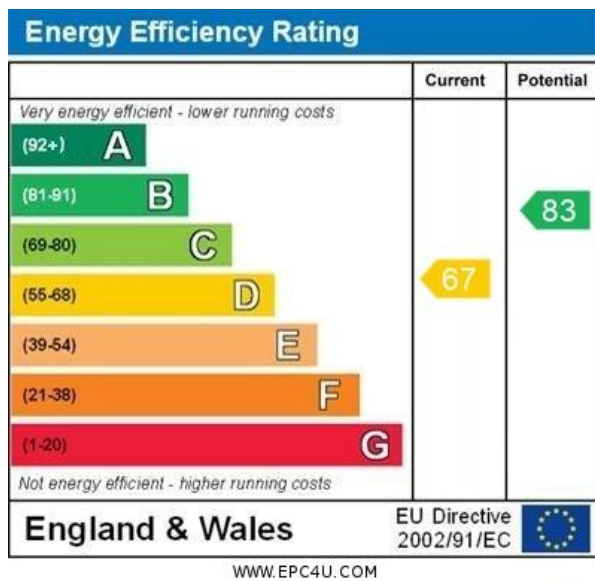


Lucy Boardman (Formerly Lloyds Bank) -

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.



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 measurements.



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

Residential Sales Residential Lettings Commercial Sales & Lettings

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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Sales@rossestateagencies.co.uk

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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ROSS

Estate Agencies



Ainslie Street | Barrow-in-Furness | LA14 5BH

Asking Price £137,950

- Forecourt Mid Terrace Property
- Popular Location
- Hallway, Bay Window Lounge
- Dining Room, Fitted Kitchen
- 2 Bedrooms
- Modern Family Bathroom
- Central Heating, Double Glazing
- Rear Yard With Seating Area, Store
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt mid terrace property in the popular location close to local amenities, transport links, schools etc. The property comprises of vestibule, entrance hallway leading to bay window lounge open to the dining room, fitting white kitchen with appliances, 2 double bedrooms, modern fitted bathroom. The property benefits from central heating, double glazing, rear yard with seating area and store room. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Drainage, Telephone

LOCATION

<https://what3words.com/papers.forms.comet>

FRONTAGE

Access gate to forecourt area, double glazed door to

VESTIBULE

Dado rail, coved ceiling, tiled flooring

ENTRANCE HALL

Radiator, stairs to 1st floor, coved ceiling, door to

LOUNGE

11' 11" x 13' 0" (3.65m x 3.98m)

Double glazed bay window, coved ceiling, open archway, laminate flooring

DINING ROOM

12' 3" x 12' 1" (3.75m x 3.70m)

Radiator, double glazed patio doors, feature fire surround with coal fire, laminate flooring, door to

KITCHEN

Double glazed window, fitted white wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven, 4 ring hob with extractor over, spotlight ceiling, laminate flooring, under stairs storage, plumbing for a washer

LANDING

Spindle balustrade, storage cupboard, access to loft, doors to

BEDROOM 1

14' 6" x 11' 3" (4.42m x 3.44m)

Radiator, double glazed window, built in double door wardrobe with shelving/hanging

BEDROOM 2

9' 11" x 12' 4" (3.03m x 3.77m)

Radiator, double glazed window

BATHROOM

Radiator, double glazed frosted window, modern fitted 2 piece suite, low level W.C, floating hand wash basin with mixer taps, panelled enclosed bath with mixer taps, shower over, tiled splash, laminate flooring, spotlight ceiling

YARD

Access gate, paved seating area, water tap.

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 **

