

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

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

www.rossestateagencies.com

Sales@rossestateagencies.co.uk

01229 825636



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

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

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

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Hartington Street | Barrow-in-Furness | LA14 5SL

Asking Price £250,000

- Great Opportunity To Purchase Large Family Home
- With Ground Floor Level As Commercial
- Several Consultant Rooms/Kitchenette/Cloaks/W.C
- Spacious Family Living Over 3 Floors
- Bay Window Lounge, Fitted Kitchen/Diner
- 3 Bedrooms, Family Bathroom
- CH, DG, Rear Yard
- Large Cellar
- Suit A Varsity Of Buyers
- Council Tax Band A





Property Description

We are delighted to bring to the market this great opportunity to purchase a spacious family home with a full ground level commercial with consulting rooms, kitchenette, cloaks/W.C. The property is located close to the town centre in a popular residential area near transport links, schools etc. The property would suit a variety of buyers with its mixed use status, someone wanting to walk from home environment or maybe with/planning permission a good HMO. The property comprises of forecourt ground floor entrance leading to a full floor of consulting rooms, kitchenette, cloaks/W.C, office, stairs leading to the residential floors with a spacious bay window lounge, fitted kitchen/diner, 3 good size bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear yard, full length cellar with separate rooms. Viewings are highly recommended to appreciate size and standard on offer. Please speak to your mortgage advisor as 1/4 is classed as commercial.

SERVICES

Gas, Water, Electric, Drainage, Telephone

LOCATION

<https://what3words.com/shrimp.calculating.calls>

FRONTAGE

Forecourt with access gate, door to

VESTIBULE

Tiled flooring, door to commercial floor with

HALL/STAIRS

Spindle balustrade, double glazed window, stairs to 2nd floor, door to

LOUNGE

17' 9" x 19' 10" (5.42m x 6.07m)

Radiator, double glazed bay window, double glazed side window, feature fireplace with fire, coved ceiling with ceiling rose

KITCHEN/DINER

15' 8" x 11' 9" (4.78m x 3.60m)

Double glazed window, fitted wall base drawer units with worktops to compliment, inset white one and a half bowl sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, built in storage cupboard

BATHROOM

Radiator, double glazed window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash, storage cupboard with boiler

BEDROOM 3

9' 11" x 10' 6" (3.04m x 3.22m)

Radiator, double glazed window

LANDING

Spindle balustrade to 2nd floor, doors to

BEDROOM 1

16' 5" x 16' 6" (5.01m x 5.05m)

Radiator, double glazed window, built in bookshelf

BEDROOM 2

15' 7" x 10' 4" (4.77m x 3.15m)

Radiator, double glazed window, access to loft

CELLAR ROOM 1

11' 1" x 15' 3" (3.40m x 4.67m)

CELLAR ROOM 2

19' 3" x 13' 3" (5.87m x 4.06m)

Double glazed window

CELLAR ROOM 3

6' 11" x 4' 11" (2.12m x 1.52m)

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 **

