

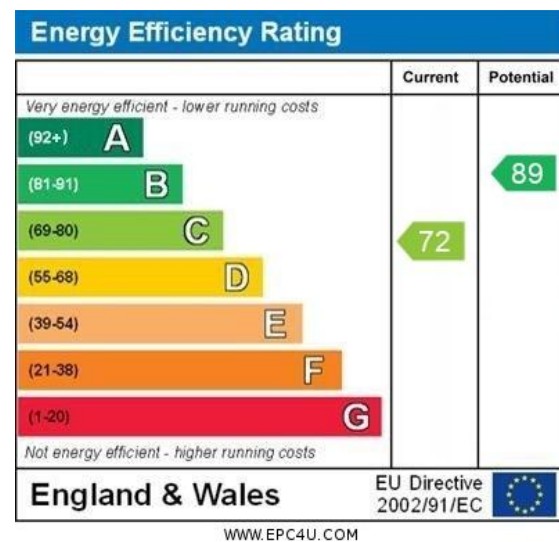
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

Residential Sales Residential Lettings Commercial Sales & Lettings

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



ROSS

Estate Agencies



Fenton Street | Barrow-in-Furness | LA14 1DG

Asking Price £64,950

- Calling Landlords/Property Developers
- Town Centre Location
- Mid Terrace Property
- Lounge, Fitted Kitchen
- 2 Bedrooms, Bathroom
- Ch, DG, Rear Yard
- Vacant Possession
- Ideal Addition To A Rental Portfolio
- Viewing Recommended
- Council Tax Band A





Property Description

Calling All Landlords And Property Investors
We are pleased to bring to the market this mid terrace property close to local amenities, transport links, schools and town centre. The property comprises of lounge, fitted kitchen, 2 bedrooms, and a bathroom. The property benefits from central heating, double glazing and a good size yard. The property is being sold with vacant possession and comes with updated certificate, ideal for the rental market.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/lace.alert.butter>

FRONTAGE

Double glazed door

VESTIBULE

Tiled flooring, part tiled walls, borrowed frosted windows, doors to

LOUNGE

12' 0" x 11' 10" (3.66m x 3.62m)

Radiator, double glazed window, fire surround, built in cupboards, borrowed frosted window, door to

KITCHEN/DINER

Double glazed window, double glazed door, fitted coloured wall base units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for a washer, tiled splash, tiled

flooring, stairs to 1st floor

LANDING

Storage cupboard, doors to

BEDROOM 1

11' 11" x 9' 3" (3.65m x 2.83m)

Radiator, double glazed window

BEDROOM 2

8' 8" x 7' 6" (2.66m x 2.31m)

Radiator, double glazed window, storage cupboard (boiler), borrowed frosted window

BATHROOM

Radiator, borrowed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash, part panelled walls

YARD

Large rear yard with access gate, storage shed, paved area

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 Plus VAT **This is non refundable once the AML check has been carried out**

