



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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

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01229 825636



### Derry Street | Barrow-in-Furness | LA14 2EF

Asking Price £74,950

- Calling All FTBs/Landlords/Property Investors
- Well Presented Terrace Property
- Recently Modernised By Vendor, Ready To Move In
- Hallway, Open Lounge, Dining Room
- Recently Fitted Modern Kitchen
- 2 Bedrooms
- Spacious Bathroom
- Central Heating, Double Glazing, Rear Yard
- Suit A Variety Of Buyers
- Council Tax Band A

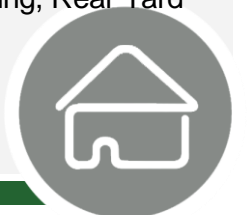


**ROSS Estate  
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings







## Property Description

Calling all FTBs/Landlords/Property Investors!!!

We are delighted to bring to the market this recently renovated mid-terrace property in the popular residential area close to local amenities, transport links, schools and BAE. The property has been recently decorated with new carpets throughout and modernised by the current vendor. The property comprises of hallway, open plan lounge, dining room, modern fitted grey kitchen, 2 bedrooms and bathroom. The property benefits from central heating, double glazing and rear yard. The property would suit a variety of buyers as its ready to move into and ideal for the rental market or just someone wanting to do no work. The property is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door to

### ENTRANCE HALL

Stairs to first floor and door to dining room

### LOUNGE

**9' 9" x 10' 11" (2.99m x 3.33m)**

Double glazed window, storage cupboard, fire surround with fire, built in storage and coved ceiling

### DINING ROOM

**13' 0" x 10' 3" (3.97m x 3.14m)**

Double glazed window, door to the kitchen and open archway to the lounge

### KITCHEN

Double glazed window, double glazed door, recently fitted Howdens high shine dove grey wall and base storage units with white sparkle worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven and 4 ring hob with extractor over

### LANDING

Spindle balustrade, access to loft and doors to bedrooms and bathroom

### BEDROOM 1

**13' 3" x 10' 11" (4.06m x 3.33m)**

Double glazed window and radiator

### BEDROOM 2

**12' 9" x 8' 5" (3.90m x 2.57m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, built in storage/boiler and tiled splash

### YARD

Spacious concreted yard with access gate

## VIEWINGS

Key accompanied

## 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.

