

**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  
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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.



**ROSS** Estate  
Agencies

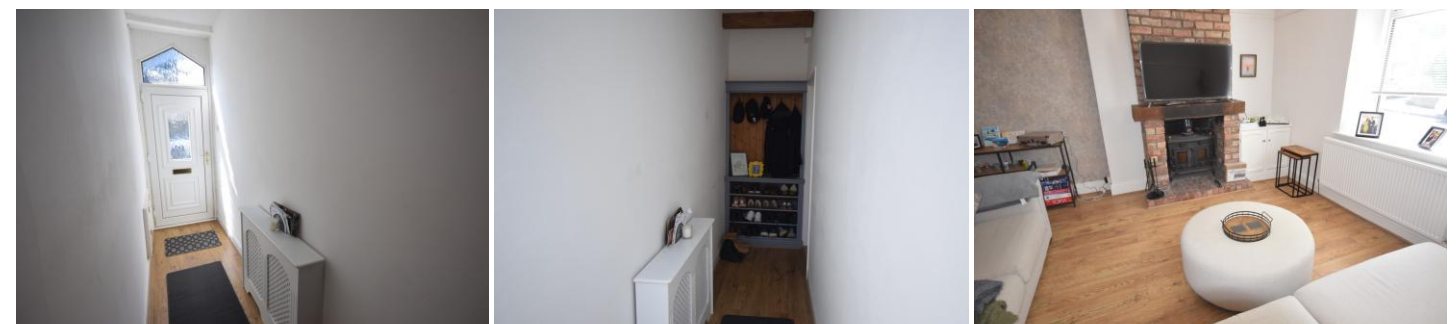
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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**South Row | Barrow-in-Furness | LA13 0HJ**

**Asking Price £169,950**

- Stunning Mid Terrace Property
- Popular Location In Roose
- Hallways, Open Plan Lounge/Dining Room
- Fitted Grey Kitchen
- Utility Room
- 2 Bedrooms
- Spacious Bathroom And Loft Room
- CH, DG, Rear Yard
- Viewing Essential
- Council Tax Band A







Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in the popular location of Roose, close to local amenities, transport links, schools etc. The property is ready to move into and wold suit first time buyers. The property comprises of entrance hallway leading to an open plan dining room, with a spindle staircase separating both rooms, grey fitted kitchen, utility room, 2 bedrooms and a spacious family bathroom and loft room. The property benefits from central heating, double glazing (except 2 windows) rear yard with paved seating area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/draw.blocks.sticks>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Laminate flooring, built in storage coat/shoe rack, radiator and door to

LOUNGE

13' 10" x 10' 6" (4.22m x 3.22m)

Double glazed window, feature brick effect fireplace and chimney, with multi-fuel wood burner style fire, laminate flooring, picture rail, spindle staircase in between both rooms, radiator, open to

DINING ROOM

13' 10" x 12' 2" (4.23m x 3.71m)

Window, feature fireplace with coal effect fire, laminate flooring, picture rail, walk in storage cupboard, radiator and door to

KITCHEN

Double glazed window, fitted grey wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, tiled splash, tiled flooring, display unit with spotlight, radiator and double-glazed door to

UTILITY ROOM

6' 6" x 8' 6" (1.99m x 2.60m)

Double glazed door to rear, double glazed window, radiator and plumbing for washer

LANDING

0' 0" Spindle balustrade, stairs to loft room, under stairs storage, radiator and doors to

BEDROOM 1

9' 10" x 17' 7" (3.02m x 5.38m) Double glazed window and radiator

BEDROOM 2

10' 4" x 8' 5" (3.15m x 2.57m) Double glazed window and radiator

LOFT ROOM

16' 3" x 8' 3" (4.97m x 2.53m) Double glazed Velux window, radiator and spindle balustrade

BATHROOM

Double glazed window, fitted 3-piece suite, low level WC, pedestal hand wash basin with taps, full size shower cubicle with double headed shower, tiled splash, radiator and built in storage cupboard

YARD

Access gate, paved seating area, brick storage with double glazed door, power, light and water tap

AGENT

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.

NOTE

Anti-Money Laundering checks cost - £25.00 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

