



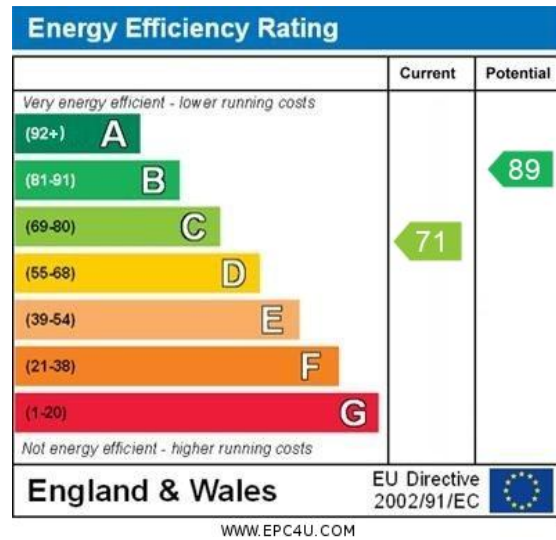
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**Worcester Street | Barrow-in-Furness | LA13 9RU**

**Offers Over £45,000**

- Calling All Landlords/Investors
- Mid Terrace Property
- Popular Location
- Lounge, Dining Room
- Kitchen
- 2 Bedrooms, Bathroom
- Central Heating, Rear Yard
- Ideal Addition To Rental Portfolio
- Vacant Possession
- Council Tax Band A





## Property Description

Calling all Landlords/Investors!!!

We are bringing to the market this mid-terrace property in the popular location close to local schools, amenities and transport links. The property is in need of updating and modernising which is reflected in the asking price. It would be an ideal addition to a rental portfolio. The property comprises of lounge, dining room, kitchen, 2 bedrooms and bathroom. The property benefits from central heating and a rear yard. Viewing is recommended and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Door to vestibule

### VESTIBULE

Laminate flooring and borrowed frosted window

### LOUNGE

**12' 0" x 10' 4" (3.67m x 3.16m)**

Window, laminate flooring, borrowed frosted window, coved ceiling, radiator, stairs to first floor and door to dining room

### DINING ROOM

**12' 6" x 12' 0" (3.82m x 3.67m)**

Window, under stairs storage, radiator and door to kitchen

### KITCHEN

Window, double glazed door, fitted wall and base storage units with worktops, inset stainless steel sink unit with mixer taps, plumbing for washer, tiled splash and boiler

### LANDING

Doors to bedrooms

### BEDROOM 1

**12' 0" x 10' 7" (3.67m x 3.23m)**

Window, laminate flooring, over stairs storage with access to loft, coved ceiling and radiator

### BEDROOM 2

**12' 8" x 12' 4" (3.87m x 3.76m)**

Window, laminate flooring, radiator and door to bathroom

### BATHROOM

Frosted window, 3 piece suite with low level w.c, pedestal hand wash basin, bath with taps/shower head, tiled splash and radiator

### 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.

