



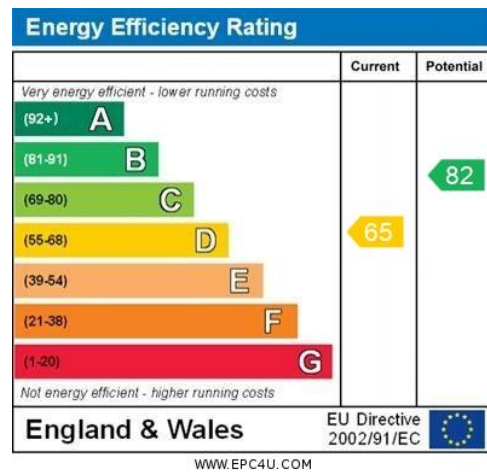
Lucy Boardman (Formerly Lloyds Bank) -

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

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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



Abbey Road | Barrow-in-Furness | LA14 5LD

Asking Price £110,000

- Semi Detached Property On Abbey Road
- Popular Residential Area
- Hall Area, Lounge
- Kitchen With Breakfast Bar
- 2 Bedrooms, Bathroom
- Utility Room, Central Heating, Double Glazing
- Rear Court Yard
- Ideal For A Variety Of Buyers
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this semi-detached property in a popular residential area on Abbey Road close to local amenities and transport links. The property would suit a variety of buyers and is being sold with vacant possession. The property briefly comprises of entrance hall area giving access to the open plan lounge, kitchen with breakfast bar and rear utility room. To the first floor the property offers 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and rear private enclosed court yard. Viewing is recommended to appreciate the size and quirkiness of the property.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Built in storage cupboard, laminate flooring and door to lounge

LOUNGE

15' 9" x 9' 5" (4.82m x 2.88m)

Double glazed windows, feature fireplace, laminate flooring, under stairs storage, 2 radiators and open to kitchen

KITCHEN

Fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, breakfast bar, wine rack, tiled splash, radiator, stairs to first floor and open to utility room

UTILITY ROOM

8' 11" x 4' 7" (2.72m x 1.41m)

Double glazed doors to side and rear, double glazed window and plumbing for washer

LANDING

Access to loft, balustrade, radiator and doors to bedrooms and bathroom

BEDROOM 1

14' 7" x 8' 1" (4.45m x 2.47m)

Double glazed window and radiator

BEDROOM 2

7' 10" x 9' 9" (2.41m x 2.98m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over and part paneled walls

REAR COURTYARD

Paved rear courtyard with paved seating area

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.

