



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.

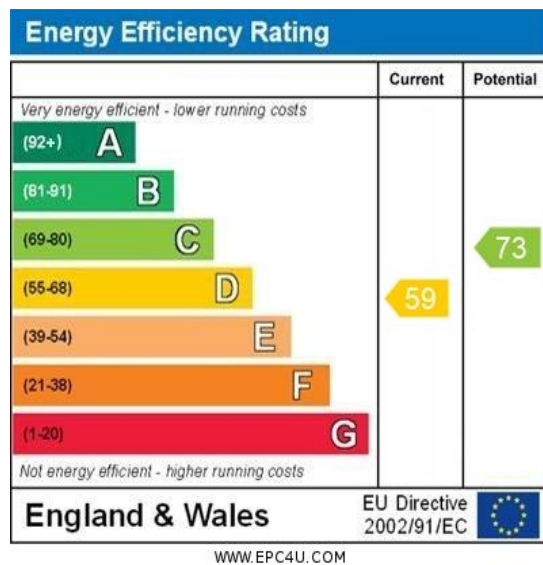
When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Holker Street | Barrow-in-Furness | LA14 5RT

Asking Price £145,000

- Fore Courted Mid Terrace Property
- Well Presented Throughout
- Hallway, Bay Windowed Lounge
- Dining Room, Kitchen/Diner
- 3 Double Bedrooms, Shower Room
- Central Heating, Double Glazing
- Rear Yard With Outhouse
- Viewing Highly Recommended
- No Chain
- Council Tax Band A, Freehold



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

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this fore courted mid terrace family home in the popular location close to local amenities, transport links and schools. The property comprises of entrance hallway, giving access to bay windowed lounge, dining room, fitted kitchen/diner, 3 double bedrooms and a shower room. The property benefits from central heating, double glazing and an enclosed rear yard with outhouse. Viewings are highly recommended to appreciate the size and standard on offer. It is also being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Electric, Drainage

FRONTAGE

Access gate to fore courted area and double glazed door.

VESTIBULE

Feature tiled flooring, coved ceiling and open to-

ENTRANCE HALL

Feature tiled flooring, coved ceiling, radiator, stairs to first floor and doors to-

LOUNGE

11' 4" x 15' 1" (3.47m x 4.60m)

Double glazed bay window, dado rail, 3 radiators, tv point, coved ceiling, ceiling rose, feature fire surround with coal effect fire.

DINING ROOM

13' 3" x 11' 3" (4.04m x 3.45m)

Double glazed window, coved ceiling, radiator and door to-

KITCHEN/DINER

17' 3" x 8' 11" (5.28m x 2.73m)

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer, wine rack, tiled splash, tiled flooring and under stairs storage.

LANDING

Spindle balustrade, access to loft, dado rail and doors to-

BEDROOM 1

12' 8" x 15' 3" (3.87m x 4.65m)

Double glazed window, radiator and coved ceiling.

BEDROOM 2

13' 9" x 9' 3" (4.21m x 2.82m)

Double glazed window and coved ceiling.

BEDROOM 3

10' 4" x 9' 3" (3.15m x 2.83m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, fitted suite with low level WC, hand wash basin with mixer taps, vanity storage unit, double size shower cubicle with shower, paneled walls and paneled ceiling.

GARDEN

Access gate, storage shed, water tap, paved seating area and raised flower bed.

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.

