

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.

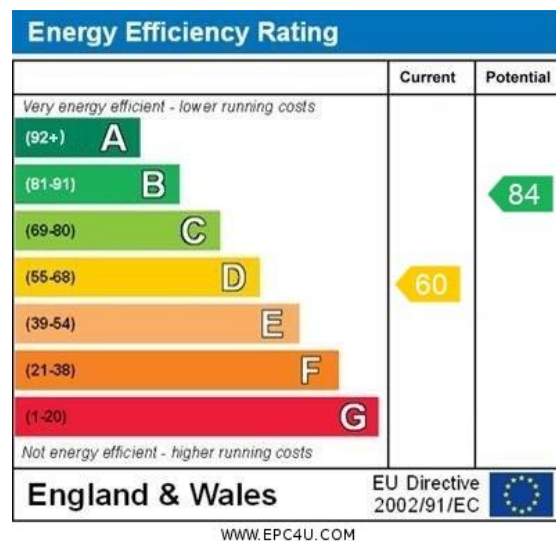
General

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.

ROSS

Estate Agencies



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

Registered Office
16 Cavendish Street
Barrow-in-Furness
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Asking Price £78,950

- Extended Mid-Terrace Property
- Calling All Landlord, Investors, First Time Buyers
- Lounge, Spacious Kitchen/Diner
- Sitting Area With Patio Doors
- 2 Bedrooms, Shower Room
- Loft Room, CH, DG, Cellar
- Rear Yard, Outhouse, Cloaks/W.C
- Vacant Possession
- Ideal Addition To A Rental Portfolio
- Council Tax Band A



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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Calling all landlords, investors and first time buyers. We are pleased to bring to the market this spacious, extended mid-terrace property In the popular residential area, close to the town centre, schools, transport links and local employer BAE. The property offers excellent living accommodation comprising of vestibule, lounge, spacious kitchen/diner, sitting area with patio doors to rear, 2 bedrooms, a shower/wet room, loft room and a cellar. The property benefits from central heating, double glazing, rear yard with outhouse/store, cloaks/W.C and a covered area. The property is in need of updating which is reflected in the asking price, it is also being sold with vacant possession. This property is an ideal addition to a rental property.

LOCATION

<https://what3words.com/port.food.season>

FRONTAGE

Door to

VESTIBULE

Paneled walls, door to

LOUNGE

12' 0" x 13' 1" (3.67m x 3.99m)

Double glazed wooden window, feature fire surround with fire, dado rail, spindle staircase to first floor, door to cellar, a radiator and an open archway to

KITCHEN/DINER

13' 0" x 12' 2" (3.98m x 3.72m)

Double glazed window, fitted wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, free standing new world cooker Arga with 3 ovens, ring hob, extractor over, integrated fridge, display units, a radiator and a door to

SITTING AREA/UTILITY ROOM

11' 3" x 5' 1" (3.43m x 1.56m)

Double glazed door, double glazed window, laminate flooring, paneled ceiling and paneled walls

LANDING

Spindle staircase, doors to

BEDROOM 1

10' 0" x 9' 1" (3.05m x 2.77m)

Double glazed window, full length sliding doors mirrored wardrobes, vanity unit and a radiator

BEDROOM 2

13' 7" x 6' 9" (4.16m x 2.06m)

Double glazed window (boiler), built in sliding door mirrored wardrobe, a radiator and a door to

BATHROOM

Frosted window, 3 piece suite low level W.C, floating hand wash basin and a shower with wet room style flooring

LOFT ROOM

10' 11" x 11' 2" (3.35m x 3.42m)

Double glazed Velux window, built in storage in eaves and a spindle balustrade

CELLAR

Power/light

YARD

Access gate, paved seating area, partly covered area, outhouse/W.C and a store room

VIEWING

Key accompanied

Draft particular subject to client approval

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.

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

