



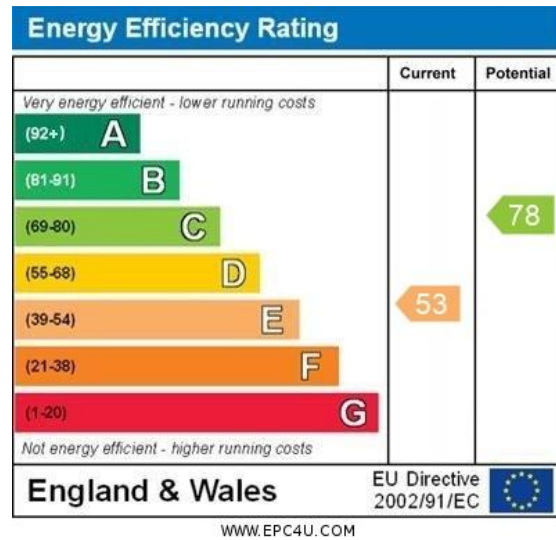
Lucy Boardman (Formerly Lloyds Bank) -

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
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



Chatsworth Street | Barrow-in-Furness | LA14 5TP

Asking Price £129,950

- Fore-Courted Mid-Terrace Property
- Popular Location
- Hallway, Spacious Lounge
- Dining Room, Fitted Kitchen
- 2 Double Bedrooms
- Spacious Family Bathroom
- Central Heating, Double Glazing
- Rear Yard With Seating Area
- Viewing Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated fore-courted mid-terrace property in the popular residential area, close to local amenities, schools, etc. The property comprises of vestibule, entrance hallway, open plan lounge/dining room and a fitted white kitchen. To the first floor the property has 2 double bedrooms and a spacious family bathroom. The property benefits from central heating, double glazing and a rear yard with a raised seating area. The property is well presented and tastefully decorated throughout. Would suit a variety of buyers.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/discrepancy.causes.again>

FRONTAGE

Access gate to fore-courted area with seating area and a double glazed door

VESTIBULE

Tiled flooring, coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, coved ceiling and door to

LOUNGE

10' 7" x 12' 2" (3.24m x 3.72m)

Double glazed window, laminate flooring, coved ceiling, a radiator and archway to dining room

DINING ROOM

10' 8" x 13' 6" (3.26m x 4.14m)

Double glazed door to rear, under stairs storage, laminate flooring, coved ceiling and open archway to lounge

KITCHEN

Double glazed window, double glazed door, fitted white high shine wall and base drawer units with worktops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob, plumb for washer and a tiled splash

LANDING

Spindle balustrade, access to loft, built in storage cupboard and doors to

BEDROOM 1

14' 1" x 12' 8" (4.31m x 3.87m)

Double glazed window, coved ceiling and a radiator

BEDROOM 2

13' 10" x 8' 9" (4.24m x 2.69m)

Double glazed window, coved ceiling and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed shaped bath with shower over, tiled walls and a radiator

GARDEN

Rear enclosed yard with raised seating area with

artificial grass, access gate, water tap and paneled walls

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 + VAT **

This is non refundable once the AML check has been carried out **

