

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.

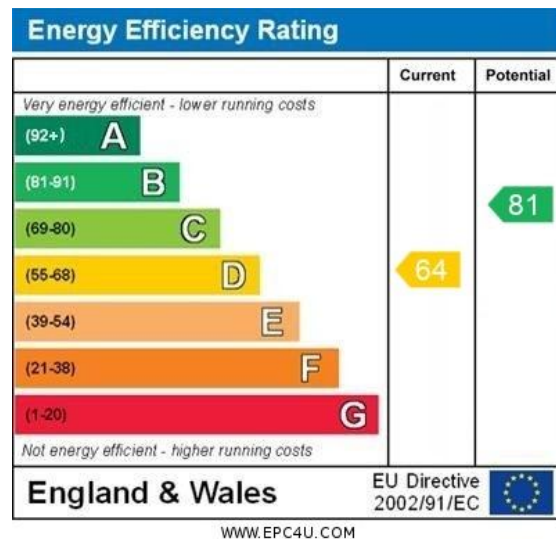
General

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
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Provincial Street | Barrow-in-Furness | LA13 9PQ

Asking Price £65,000

- Calling All Landlords/Investors
- End Terrace Property
- Lounge, Spacious Kitchen
- 2 Double Bedrooms
- Shower Room
- Central Heating, Double Glazing
- Rear Garden
- Sold As Seen
- Vacant Possession
- Council Tax Band A



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Calling all investors/landlords this is an ideal opportunity to add to your rental portfolio! End terrace property in the popular residential area off Friars Lane, close to local amenities, transport links, schools etc. The property comprises of lounge, spacious kitchen, 2 double bedrooms and a recently fitted shower room, with brand new shower with walk in cubicle and paneling. The property benefits from central heating, double glazing and a rear enclosed garden (part of wall has fallen down). The property would suit a variety of buyers and is being sold as seen with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/seat.sheep.across>

FRONTAGE

Double glazed door to entrance hallway

ENTRANCE HALLWAY

Stairs to first floor

LOUNGE

10' 6" x 14' 1" (3.21m x 4.30m)

Double glazed windows, laminate flooring, picture rail, a radiator and a door to kitchen

KITCHEN

Double glazed windows, fitted wall and base drawer

units with work tops to compliment, stainless steel sink unit with mixer taps, cooker point, plumb for washer, a radiator and a door to rear

REAR HALLWAY

Double glazed door to rear garden

LANDING

Double glazed window, access to loft, a radiator and doors to bedrooms

BEDROOM 1

10' 7" x 11' 3" (3.23m x 3.43m)

Double glazed window, over stairs storage/wardrobe, picture rail and a radiator

BEDROOM 2

7' 8" x 12' 4" (2.36m x 3.77m)

Double glazed window, picture rail and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, walk in shower cubicle with double head shower, part paneled walls, storage cupboard and a radiator

GARDEN

Rear garden, paved seating area, plants/shrubs, side access gate, outhouse and artificial grass

VIEWINGS

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**

