

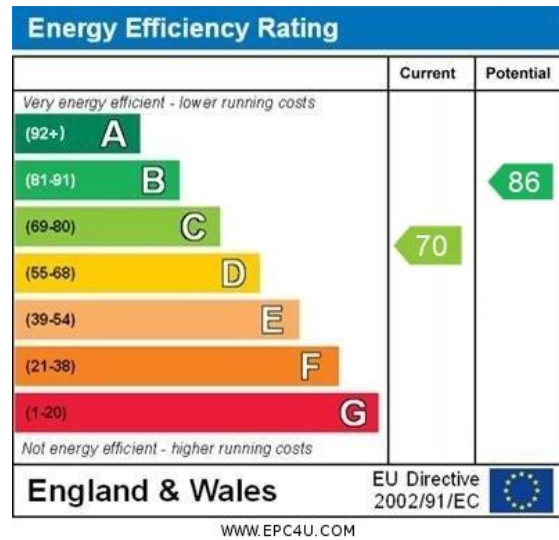
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.



**Registered Office**  
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# ROSS

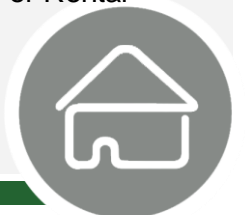
## Estate Agencies



**Stewart Street | Barrow-in-Furness | LA14 2QB**

**Asking Price £45,000**

- Calling All Landlords/Property Developers
- Sought After Location For BAE Workers
- Ideal Addition For A Rental Property
- Lounge, Fitted Kitchen
- 1 Spacious Bedroom
- Bathroom
- CH,DG, Rear Yard
- Has The Certificates Required For Rental
- Vacant Possession
- Council Tax Band A







## Property Description

Calling all landlords/property developers. We are pleased to bring to the market this mid terrace property in the popular residential area, close to local amenities transport links and local employer BAE. The property would be an ideal addition to a rental portfolio and offer a spacious lounge, fitted kitchen, 1 double bedroom and a bathroom. The property benefits from central heating, double glazing, good size yard with outhouse/storage. The property is being sold with vacant possession and has the certificates for the rental market, so it's ready to rent out.

### SERVICES

Gas, Water, telephone, drainage, electric

### LOCATION

<https://what3words.com/donor.slave.rich>

### VESTIBULE

Double glazed door

### LOUNGE

**11' 7" x 12' 4" (3.55m x 3.78m)**

Double glazed window, feature fire surround with fire, storage cupboard, stairs to first floor and door to

### KITCHEN

**11' 5" x 7' 6" (3.50m x 2.31m)**

Double glazed window, double glazed door, fitted wall and base drawer units, with work tops to compliment, stainless steel sink unit, with taps, cooker point, tiled flooring, tiled splash, under stairs storage and a radiator

### LANDING

Doors to first floor

### BEDROOM 1

**11' 5" x 12' 8" (3.48m x 3.87m)**

Double glazed window, over stairs storage and radiator

### BATHROOM

**10' 0" x 7' 11" (3.07m x 2.43m)**

Double glazed frosted window, 3 piece suite, low level WC, pedestal hand wash basin with taps. Panel enclosed bath with mixer taps, shower head, tiled splash

### YARD AREA

Rear yard, access gate and outhouse storage

### 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\*\*

