



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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Barrow-in-Furness  
Cumbria LA14 1SB  
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01229 825636



**Rawlinson Street | Barrow-in-Furness | LA14 1DQ**

**Asking Price £199,950**

- Calling All Investors/Landlords
- Fully Let Residential/Commercial Property
- 2 Fully Renovated Flats
- Both Lounge/Kitchen
- Bathroom, 2 Bedrooms
- Separate Access
- Ground Floor Commercial Office Space
- Viewing Highly Recommended
- All Let Bringing In Good Rental
- Council Tax Band A For Flats



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

Calling All Investors/Landlords!!!

We are pleased to bring to the market this fully renovated residential/commercial property ideal for an addition to a rental portfolio. The property is already bringing in a good yield as all 3 properties are let. We have 2 renovated flats both having a separate staircase/door to rear giving access to a spacious open plan lounge/kitchen/diner, 2 bedrooms and a modern fitted bathroom. On the ground floor the property has a commercial office/store space with a tastefully decorated office space. The property is located close to local amenities, town centre, transport links and easy access to BAE. Viewing is strictly by appointment with the agent.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### VIEWINGS

By appointment with Ross Estate Agents

