



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+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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Dominion Street | Barrow-in-Furness | LA14 3BP

Asking Price £85,000

- Mid Terrace Property On Walney
- Close To Local Amenities, Schools, BAE
- Lounge, Dining Room, Kitchen
- 2 Bedrooms
- Bathroom
- Covered Utility Area
- Rear Yard With Storage
- Suit A Variety Of Buyers
- Vacant Possession
- Council Tax Band A, Freehold



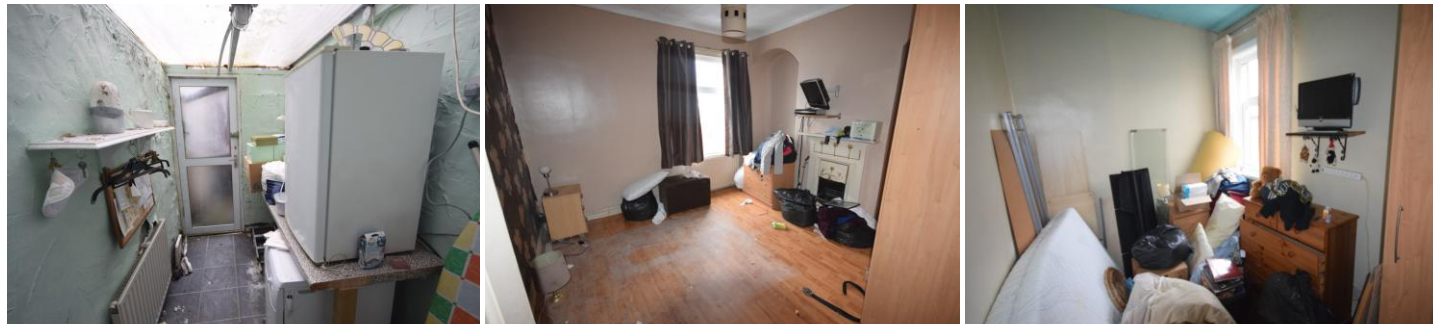
ROSS Estate
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this mid-terrace property in a popular location on Walney Island close to local amenities, transport links, local schools, beaches and BAE. The property comprises of lounge, dining room, kitchen, 2 bedrooms and a bathroom. To the rear the property has a covered utility area and rear yard with storage area. The property is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to vestibule

VESTIBULE

Laminate flooring and door to lounge

LOUNGE

12' 3" x 12' 2" (3.74m x 3.71m)

Double glazed window, laminate flooring, feature fire surround with fire, coved ceiling, under stairs storage, tv point, radiator and door to dining room

DINING ROOM

12' 2" x 7' 7" (3.72m x 2.32m)

Door to utility area, 2 radiators, tiled flooring, stairs to first floor and open to kitchen

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash and tiled flooring

UTILITY ROOM

9' 9" x 5' 1" (2.99m x 1.55m)

Double glazed door to rear yard, plumbing for washer, power and light and a radiator

LANDING

Laminate flooring, radiator and doors to –

BEDROOM 1

12' 2" x 12' 4" (3.73m x 3.77m)

Double glazed window, laminate flooring, feature fire surround with open fire place, coved ceiling and radiator

BEDROOM 2

7' 7" x 9' 3" (2.32m x 2.83m)

Double glazed window and laminate flooring

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, hand wash basin with mixer taps/ vanity unit, corner glazed shower cubicle with jet spa style shower, paneled walls and radiator

SMALL OUTHOUSE

Double glazed door

REAR YARD

Access gate, access to outhouse and water tap.

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

