



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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	86
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
WWW.EPC4U.COM	

Tenure
Freehold

Council Tax Band
A

Contact Details
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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.



ROSS Estate
Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Thwaite Street | Barrow-in-Furness | LA14 1AN

Offers Over £40,000

- Calling All Investors/Landlords!!
- Mid Terrace Property
- Close To Town Centre
- Ideal Addition To A Rental Portfolio
- In Need Of Updating
- Hallway, 2 Reception Rooms
- Kitchen, 2 Bedrooms
- Bathroom, CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Landlords/Investors!!!

We are delighted to bring to the market this mid-terrace property in the town centre location close to local amenities, schools and transport links. The property is in need of modernising which is reflected in the asking price. The property comprises of entrance hallway giving access to the lounge, dining room, kitchen, 2 bedrooms and bathroom. The property has double glazing, central heating and a rear yard and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door

ENTRANCE HALL

Laminate flooring, stairs to first floor, radiator and door to lounge

LOUNGE

10' 10" x 12' 0" (3.32m x 3.68m)

Double glazed window, under stairs storage, door to kitchen and open to dining room

DINING ROOM

10' 4" x 10' 5" (3.17m x 3.20m)

Double glazed window, storage cupboard and radiator

KITCHEN

Double glazed window, double glazed door, wall and base storage units, stainless steel sink unit with taps, plumbing for washer and cooker point

LANDING

Spindle balustrade, storage cupboard and doors to –

BEDROOM 1

14' 1" x 10' 7" (4.31m x 3.24m)

Double glazed window and radiator

BEDROOM 2

11' 0" x 6' 11" (3.37m x 2.13m)

Double glazed window, storage cupboard with boiler and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with taps, tiled splash and radiator

YARD

With access gate and water tap

VIEWINGS

Key accompanied

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.

