



67 ANDERTON COTTAGES, BARROW

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		82
(69-80) C		
(55-68) D	60	
(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 and 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

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Durham Street | Barrow-in-Furness | LA13 9ST

Asking Price £124,950

- Mid Terrace Cottage (Only 3)
- Popular Location (Rare Purchase Opportunity)
- Entrance Porch/Sun Room
- Lounge, Kitchen/Diner
- Utility Room, Ground Floor Cloaks/WC
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing, Rear Yard
- Front Garden Area
- Viewing Highly Recommended
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
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sales@rossstateagencies.co.uk
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Property Description

We have a rare opportunity to purchase this mid-terrace cottage (row of 3) in the popular location of Durham Street close to local amenities, transport links, schools and Barrow Park. The property would suit a variety of buyers and offers entrance porch/sun room, lounge, kitchen/diner, utility room, ground floor cloaks, 2 double bedrooms and bathroom. The property benefits from central heating, double glazing, rear yard and front garden area with artificial grass and seating area. Also to the front access there is a shared area for bins and private access gates to both properties. Viewing is highly recommended to appreciate the size on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to communal area, access gate to front garden with artificial grass, access path and double glazed doors to porch/sun room

PORCH/SUN ROOM

Double glazed windows, tiled flooring, radiator and door to lounge

LOUNGE

11' 1" x 12' 2" (3.40m x 3.71m)

Double glazed window, wall mounted fire, under stairs storage, stairs to first floor and open to kitchen

KITCHEN/DINER

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, freestanding cooker range with double oven, 5 ring hob, extractor over, tiled splash, tiled flooring, plumbing for dishwasher and open to utility room

UTILITY ROOM

Double glazed door to rear, double glazed window, plumbing for washer, wall units, tiled flooring, spotlight ceiling and door to cloaks/wc

CLOAKS/WC

Double glazed frosted window, low level w.c, hand wash basin with mixer taps/vanity unit, tiled walls, tiled splash and spotlight ceiling

LANDING

Access to loft, radiator and doors to bedrooms and bathroom

BEDROOM 1

12' 8" x 11' 6" (3.88m x 3.53m)

Double glazed window and radiator

BEDROOM 2

9' 3" x 11' 3" (2.82m x 3.45m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with taps, panel enclosed bath with central mixer taps and shower over, tiled walls and radiator

REAR YARD

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.

