



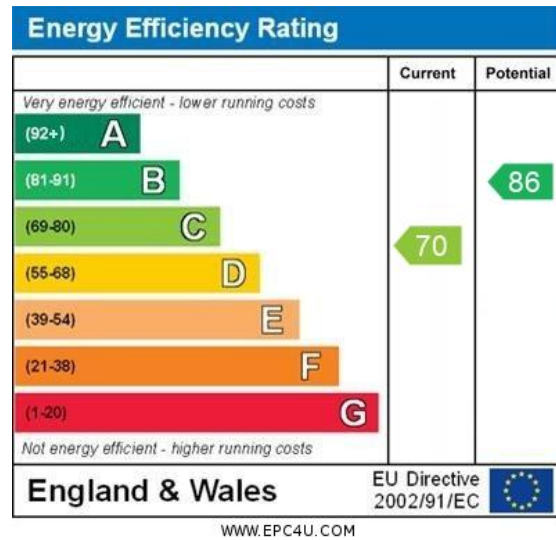
Lucy Boardman (Formerly Lloyds Bank) -

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.

Tenure

Freehold

Council Tax Band

B

Contact Details

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Mulberry Way | Barrow-in-Furness | LA13 0RR

Asking Price £134,950

- Mews Style Property
- Cul De Sac Location In Holbeck
- Ideal For First Time Buyers
- Spacious Lounge
- Kitchen/Diner
- 2 Bedrooms
- Bathroom
- Central Heating, Double Glazing (Except Front Door)
- Gardens To Front/Rear
- Council Tax Band B





Property Description

We are pleased to bring to the market this mews style property in a cul de sac location in Holbeck close to local amenities, transport links and popular schools. The property would suit a variety of buyers including First Time Buyers. Internally the property offers steps leading down to the entrance vestibule, spacious lounge with open plan staircase, fitted kitchen/diner, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing (except front door) and gardens to front and rear. Viewing is recommended to appreciate the size and standard on offer and is also being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Front lawned area, steps leading down to the front door

VESTIBULE

Double glazed window, storage cupboard and door to lounge

LOUNGE

12' 11" x 12' 3" (3.94m x 3.74m)

Double glazed window, open staircase to first floor, under stairs storage, radiator and door to kitchen/diner

KITCHEN/DINER

10' 7" x 12' 11" (3.23m x 3.95m)

Double glazed door with frosted side panels, double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with taps, cooker point, tiled splash, plumbing for washer and radiator

LANDING

Access to loft, storage cupboard and doors to –

BEDROOM 1

12' 9" x 11' 11" (3.89m x 3.64m)

Double glazed window and radiator

BEDROOM 2

6' 3" x 11' 0" (1.93m x 3.36m)

Double glazed window, storage cupboard and radiator

BATHROOM

Double glazed frosted window, low level w.c, pedestal hand wash basin with taps, panel enclosed bath with double headed shower, paneled walls and radiator

GARDEN

Lawned area, paved seating area, storage shed, access lane and shale area with plants/shrubs

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.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

