

**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.

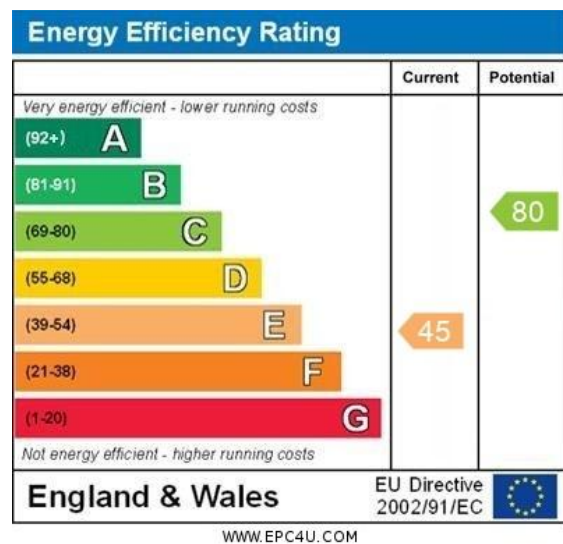
General

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.

# ROSS

## Estate Agencies



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**  
Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

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**Douglas Street | Barrow-in-Furness | LA14 3QG**

**Asking Price £139,950**

- Forecourt Mid Terrace Property
- Popular Location On Walney
- Hall, Spacious Lounge
- Dining Room, Kitchen
- 2 Bedrooms

- Modern Fitted Shower Room
- CH, DG, Rear Yard
- Garage, Outhouse/Store, W.C
- Vacant Possession
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
sales@rossestateagencies.co.uk  
rentals@rossestateagencies.co.uk  
www.rossestateagencies.com







## Property Description

We are pleased to bring to the market this forecourt mid terrace property in the popular location on Walney, close to local schools, amenities, transport lines, popular coastal beaches and close to local employer BAE. The property comprises of entrance porch leading to hallway, spacious lounge, dining room, fitted kitchen, 2 bedrooms and a modern fitted shower. The property benefits from central heating, double glazing, rear yard with out house, store, cloaks/W.C and a garage. Viewing recommended to appreciate size on offer, its also being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/sake.lock.agree>

### FRONTAGE

Forecourt paved seating area, access gate, double glazed door to

### ENTRANCE HALL

Stairs to 1st floor, doors to

### LOUNGE

**14' 7" x 12' 1" (4.45m x 3.70m)**

Radiator, double glazed window, feature stone effect fire place with coal effect fire, coved ceiling

### DINING ROOM

**15' 7" x 10' 3" (4.76m x 3.13m)**

Double glazed window, fireplace with fire, storage cupboard, under stairs storage, coved ceiling, doors to

### KITCHEN

Radiator, double glazed window, doubled glazed door, fitted wall and base draw unit with work tops to compliment, integrated double oven, 4 ring hob with extractor over, stainless steel sink unit with mixer taps, plumbing for washer, tiled splash

### LANDING

Access to loft, doors to

### BEDROOM 1

**13' 0" x 12' 4" (3.97m x 3.76m)**

Radiator, double glazed window, fitted wardrobes with over bed fitment, bedside units built in with large storage cupboard

### BEDROOM 2

**8' 1" x 10' 5" (2.48m x 3.18m)**

Radiator, double glazed window, fitted wardrobes with hanging/storage

### BATHROOM

Radiator, double glazed frosted window, white 3 piece suite low level W.C with hand wash basin/taps/vanity unit, corner glazed shower cubicle with shower, panelled walls, panelled ceiling with spotlights

### YARD

Access gate, paved seating area, access to garage and outhouses- garden equipment, storage cupboard- power/light, cloaks/W.C- low level W.C, water tap,

### GARAGE

**8' 3" x 15' 3" (2.53m x 4.66m)**

Bi folding doors, 2 windows, power/light

### 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\*\*

