



**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+)                                       |                         |           |
| <b>A</b>                                    |                         |           |
| (81-91)                                     |                         |           |
| <b>B</b>                                    |                         |           |
| (69-80)                                     |                         |           |
| <b>C</b>                                    | 69                      | 75        |
| (55-68)                                     |                         |           |
| <b>D</b>                                    |                         |           |
| (39-54)                                     |                         |           |
| <b>E</b>                                    |                         |           |
| (21-38)                                     |                         |           |
| <b>F</b>                                    |                         |           |
| (1-20)                                      |                         |           |
| <b>G</b>                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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01229 825636



**Drake Street | Barrow-in-Furness | LA14 5RG**

**Asking Price £89,950**

- Calling All Landlords/Investors
- Good Addition To Rental Portfolio
- Being Sold With Tenant In Situ
- Mid Terrace Property
- Lounge, Dining Room
- Extended L Shaped Kitchen
- 3 Bedrooms, Bathroom
- CH, DG, Rear Yard
- Popular Location
- Council Tax Band A





## Property Description

Calling all landlords, Property investors we are bringing to the market this mid terrace property in the popular residential area of Holker Street. Close to local amenities, transport, links, schools, colleges. The property comprises of hallway, lounge, dining room, L shaped extended kitchen with a ground floor bathroom. To the first floor the property offers three good sized bedrooms, the property benefits from central heating, double glazing and a rear yard. The property is being sold with tenants in situ which the landlord has been pleased with over the last five years. Ideal addition to a rental portfolio.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Double glazed door to

### ENTRANCE HALL

Laminate flooring, dado rail, coved ceiling. Stairs to first floor, door to

### LOUNGE

**11' 3" x 10' 2" (3.43m x 3.10m)**

Feature fire place, laminate flooring, double glazed window, dado rail and coved ceiling.

### DINING ROOM

**10' 7" x 11' 6" (3.25m x 3.52m)**

Feature wall mounted fire, dado rail, open archway to lounge, Open archway to kitchen, under stairs storage and a TV.

### KITCHEN

L shaped fitted kitchen with wall and base drawer units with worktops to compliment. Inset one and a half bowl sink unit with mixer taps. Integrated double oven, 4 ring hob with extractor, plumb for washer laminate floors, tiled splash, double glazed windows and door to

### REAR HALL

Double glazed door, laminate flooring, storage cupboard, door to

### LANDING

Spindle balustrade, access to loft, doors to

### BEDROOM 1

**11' 8" x 12' 9" (3.57m x 3.89m)**

Double glazed window, built in wardrobes and a radiator.

### BEDROOM 2

**11' 5" x 8' 3" (3.50m x 2.54m)**

Double glazed window and a TV

### BEDROOM 3

**6' 11" x 9' 5" (2.13m x 2.88m)**

Double glazed window and radiator.

### GROUND FLOOR BATHROOM

Double glazed frosted window, three piece suite low level WC. Hand wash basin with taps. Panel enclosed shaped bath with shower over, tiled splash and a radiator.

### YARD AREA

Access gate. Water tap.

### VIEWING

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.

