



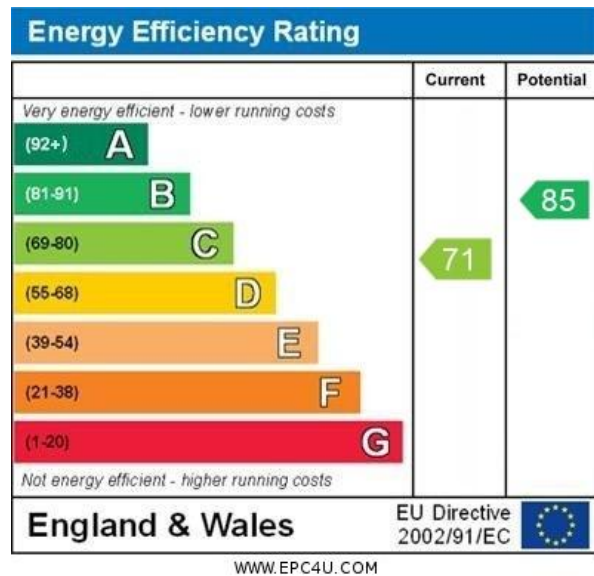
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**Gatacre Street | Barrow-in-Furness | LA14 3PY**

**Asking Price £108,000**

- Well Presented Mid Terrace Property
- Tastefully Decorated Throughout
- Lounge, Feature Brick Fireplace
- Modern Fitted Kitchen/Diner
- GF Modern 4 Piece Bathroom Suite
- 2 Double Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Viewing Recommended
- Would Suit A Variety Of Buyers
- Council Tax Band A, Freehold





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in a popular residential area on Walney, close to local amenities, transport links, schools, coastal beaches and BAE. The property comprises of lounge with a feature open brick fire place with a wood burner style fire, modern fitted kitchen/diner, ground floor modern 4 piece bathroom suite and 2 double bedrooms. The property benefits from central heating, double glazing and rear yard with seating area. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Double glazed door to-

### LOUNGE

**13' 2" x 13' 1" (4.02m x 4.00m)**

Double glazed window, laminate flooring, feature open brick fire place with wood burner style fire, coved ceiling, dado rail, TV point, radiator, stairs to first floor and door to-

### KITCHEN/DINER

Double glazed window, fitted high shine grey wall and base storage units with black worktops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for dishwasher/washing machine, under stairs storage, tiled splash, tiled flooring, coved ceiling and door to-

### REAR HALL

Double glazed door, tiled flooring and door to ground floor bathroom.

### LANDING

Doors to-

### BEDROOM 1

**13' 8" x 13' 4" (4.18m x 4.08m)**

Double glazed window, radiator and storage cupboard.

### BEDROOM 2

**10' 4" x 13' 5" (3.16m x 4.10m)**

Double glazed window, coved ceiling, dado rail and radiator.

### GROUND FLOOR BATHROOM

Double glazed frosted window, modern fitted 4 piece suite with low level WC, feature hand wash basin with taps, panel enclosed bath with taps, shower cubicle with double headed shower, radiator, paneled walls and paneled ceiling with spotlights.

### YARD

Access gate and paved seating area

### VIEWINGS

Key Accompanied

Draft Particulars subject to clients approval

### 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.

