



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+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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 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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Lonsdale Street | Barrow-in-Furness | LA14 2FH

Asking Price £159,950

- Semi-Detached Family Property
- Popular Residential Area
- Close To Local Amenities/BAE
- Spacious Lounge, Kitchen/Diner
- Gf Cloaks/W.C, 3 Bedrooms
- Bathrooms, CH, DG, Parking Bays
- Easy Maintenance Rear Garden
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated family home in a popular residential area, close to local amenities, transport links, schools and BAE. The property offers excellent living accommodation comprising of spacious lounge, modern fitted kitchen/diner, ground floor cloaks/W.C, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance rear enclosed garden and parking bay. Viewing is recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

LOUNGE

14' 10" x 15' 8" (4.53m x 4.79m)

uPVC double glazed front door, uPVC double glazed window wall mounted electric fire, coving, door to kitchen/ diner, stairs to first floor landing, storage cupboard and wood effect flooring

KITCHEN

8' 9" x 14' 10" (2.67m x 4.53m)

uPVC double glazed rear door, uPVC double glazed window, wall and base storage cupboards with working surfaces and tiled surrounds, stainless steel rebated one and half bowl sink and drawer, built in electric oven and gas hob with filter hood, plumbing for a washing machine, coving, door to ground floor WC, wood effect flooring and cabinet lights.

GF WC

W.C and hand basin and extractor fan.

LANDING

Doors to bedroom and bathroom, loft access hatch overstairs cupboard housing the gas combi boiler.

BEDROOM 1

8' 4" x 11' 1" (2.55m x 3.38m)

uPVC double glazed window, built in wardrobe and 1 radiator

BEDROOM 2

8' 4" x 11' 1" (2.55m x 3.38m)

uPVC double glazed window, built in wardrobe and 1 radiator

BEDROOM 3

6' 2" x 6' 9" (1.90m x 2.08m)

uPVC double glazed window and 1 radiator.

BATHROOM

uPVC double glazed frosted window, fully tiled walls, white suite comprising WC basin with storage, bath with overhead shower, heated towel rail and extractor fan,

GARDEN

Flagged and slate chippings with steps up to rear entrance.

VIEWING

Key Accompanied but telephone first

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.

