



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		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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

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Asking Price £70,000

- Calling All FTBs/Landlords/Investors
- Mid Terrace Property In Popular Location
- Lounge, Dining Room
- Kitchen, Utility Room
- 2 Bedrooms, Family Bathroom
- Rear Yard
- Central Heating, Double Glazing
- Suit A Variety Of Buyers
- Vacant Possession
- Council Tax Band A, Freehold



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Calling All FTB's/Landlords/Investors

We are pleased to bring to the market this mid terrace property in a popular location close to local amenities, transport links and schools. The property offers hallway, lounge, dining room, kitchen, utility room, 2 bedrooms and bathroom. The property benefits from central heating, double glazing and an enclosed rear yard. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to vestibule

VESTIBULE

Door to entrance hall

ENTRANCE HALL

Stairs to first floor, radiator and door to lounge

LOUNGE

10' 6" x 11' 2" (3.22m x 3.41m)

Double glazed window, coved ceiling, laminate flooring, tv point, radiator and open to dining room

DINING ROOM

10' 9" x 13' 6" (3.28m x 4.13m)

Double glazed window, laminate flooring, under stairs storage, radiator, open to lounge and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset circular stainless steel sink unit with mixer taps, cooker point, plumbing for washer, tiled splash and door to utility room

UTILITY ROOM

10' 9" x 8' 0" (3.28m x 2.46m)

Door to rear yard, window and power

LANDING

Spindle balustrade, storage cupboard, access to loft and doors to bedrooms and bathroom

BEDROOM 1

11' 5" x 13' 9" (3.49m x 4.21m)

Double glazed window and radiator

BEDROOM 2

8' 4" x 13' 5" (2.56m x 4.11m)

Double glazed window, storage cupboard and radiator

BATHROOM

Double glazed window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over, paneled walls, paneled ceiling and radiator

YARD

With access gate

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 + VAT ** This is non refundable once the AML check has been carried out **

