

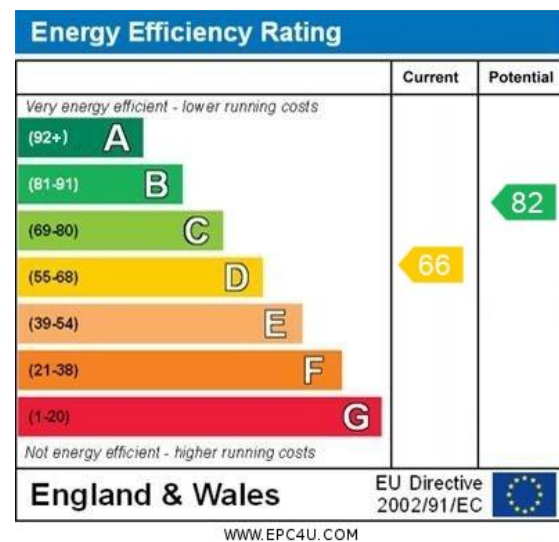
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.



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# ROSS

## Estate Agencies



**Victoria Road | Barrow-in-Furness | LA14 5NL**

**Asking Price £149,950**

- Forecourt End Terrace Property
- Popular Location Off Oxford Street
- Hall, Bay Window Lounge
- Dining Room
- Modern Fitted Blue Kitchen/Diner
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazed
- Good Size Rear Yard, Shed
- Vacant Possession
- Council Tax Band B







Property Description

We are pleased to bring to the market this forecourt End Terrace family property, in the popular residential area of Oxford Street, close to local amenities, schools and transport links. The property does require some updating which is reflected in the asking price. The property comprises off entrance hall giving access to bay window lounge, double doors dining room, modern fitted blue kitchen/diner with fitted breakfast bar, three bedrooms and a bathroom. the property benefits from central heating, double glazing, good size rear yard with seating area and shed. The property is being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Electric, Drainage

LOCATION

<https://what3words.com/about.mental.edits>

FRONTAGE

Forecourt area, Access gate

ENTRANCE HALL

Stairs to first floor, coved ceiling, radiator, doors to

LOUNGE

11' 1" x 14' 5" (3.39m x 4.41m)

Double Glazed bay window, Radiator, TV, Laminate flooring, feature pine surround with fire, coved ceiling, storage cupboard, double doors to dining room

DINING ROOM

11' 2" x 13' 6" (3.41m x 4.13m)

Double Glazed window, radiators, pine surround with fire, laminate flooring, coved ceiling, double doors to lounge, under stairs storage, doors to diner

KITCHEN

17' 0" x 8' 11" (5.19m x 2.74m)

Double glazed window, radiators, double glazed door, fitted blue wall base drawer units with work tops to compliment, one and a half bowl stainless steel sink unit with mixer taps, integrated oven with 4 ring hob and extractor over, wine rack, plumbing for washer, breakfast bar and spotlight ceiling

LANDING

Spindle balustrade, access to loft, doors to

BEDROOM 1

14' 8" x 11' 10" (4.48m x 3.61m)

Double glazed window, radiators and dado rail.

BEDROOM 2

13' 8" x 8' 9" (4.18m x 2.68m)

Double glazed windows, radiators, laminate flooring, coved ceilings and dado rails

BEDROOM 3

10' 1" x 9' 0" (3.08m x 2.76m)

Double glazed window, radiators and coved ceiling

BATHROOM

Double glazed frosted window, radiator, three piece

modern low level WC, pedestal hand wash basin with mixer taps, full length walk in shower cubicle with shower, panelled walls, laminate floors and paneled ceiling with spotlights.

YARD

Extensive rear yard with raised seating area, access gate, shed and water tap.

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 - £30.00 Inc VAT

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

