



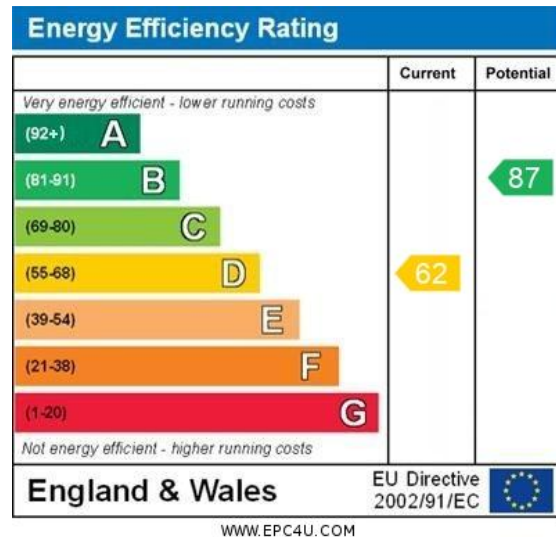
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.

#### Tenure

Freehold

#### Council Tax Band

B

#### Contact Details

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01229 825636



**Oxford Street | Barrow-in-Furness | LA14 5QG**

**Asking Price £200,000**

- Semi-Detached Family Home
- Popular Residential Area
- Hallway, Spacious Lounge
- Recently Fitted Grey Kitchen
- 3 Bedrooms, Bathroom
- Sun Room, Off Road Parking
- Garage
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band B



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings







## Property Description

\*\*\*100% PART EXCHANGE ANYWHERE IN THE UK\*\*\*

We are pleased to bring to the market this semi-detached family home in the popular residential area on Oxford Street, close to local amenities, transport links and schools. The property boasts excellent family living accommodation comprising of entrance hallway, spacious lounge, recently fitted grey kitchen, 3 bedrooms and bathroom. The property benefits from central heating, double glazing, off road parking giving access to the garage and front and rear gardens. The property is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking giving access to garage, front garden with plants/shrubs and double glazed door to entrance hall

### ENTRANCE HALL

Stairs to first floor, spindle staircase, under stairs storage, radiator and door to lounge

### LOUNGE

**24' 6" x 9' 9" (7.47m x 2.99m)**

Double glazed bay window, laminate flooring, wall mounted fire, built in storage cupboard, 3 radiators and double glazed patio doors to rear sun room

### KITCHEN

Double glazed window, fitted grey wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer, under stairs storage, spotlight ceiling, radiator and door to lounge

### SUN ROOM

Single glazed windows and door to rear garden

### LANDING

Double glazed frosted window and doors to bedrooms and bathroom

### BEDROOM 1

**11' 0" x 10' 8" (3.36m x 3.26m)**

Double glazed bay window and radiator

### BEDROOM 2

**10' 11" x 9' 7" (3.33m x 2.94m)**

Double glazed window and radiator

### BEDROOM 3

**8' 4" x 8' 2" (2.56m x 2.50m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over, tiled splash and radiator

### GARAGE

Double doors to front, door to rear garden and window

### GARDEN

Rear enclosed garden with lawned areas, trees/shrubs and access to garage

### VIEWINGS

Key accompanied

