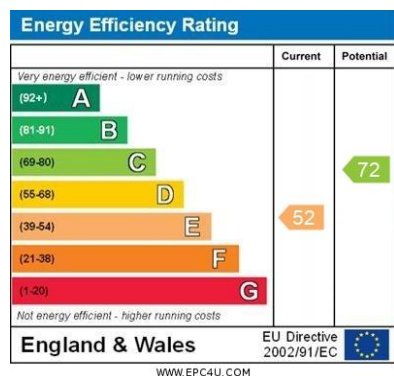


Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

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

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

ROSS

Estate Agencies



Manchester Street | Barrow-in-Furness | LA14 1QR

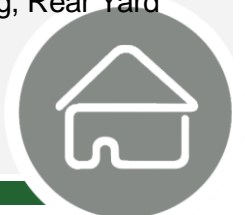
Asking Price £79,950

- Calling All Landlords/Investors
- Mid-Terrace Property
- Lounge, Dining Room
- Fitted Kitchen
- Ground Floor Spacious Shower Room/Utility
- 2 Double Bedrooms
- Family Bathroom
- Central Heating, Double Glazing, Rear Yard
- Spacious Loft Room
- Council Tax Band A



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Calling all landlords/investors!!
We are bringing to the market this spacious mid-terrace property in the popular town centre location, close to local amenities, transport links, etc. The property would suit a variety of buyers as it has a spacious ground floor shower room. The property comprises of vestibule, lounge with access to cellar, open to the dining room, kitchen, ground floor shower room/utility, 2 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, spacious loft room and a rear yard. Viewing is highly recommended to appreciate size on offer. It is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/lovely.arena.heads>

FRONTAGE

Double glazed door

VESTIBULE

Door to

LOUNGE

14' 4" x 11' 3" (4.39m x 3.45m)

Double glazed window, feature stone fire surround, access to cellar, coved ceiling, borrowed frosted window, a radiator and an open archway to

DINING ROOM

12' 5" x 12' 4" (3.80m x 3.76m)

Borrowed window, feature fire surround with fire, stairs to first floor, a radiator and open to

KITCHEN

8' 0" x 14' 0" (2.44m x 4.29m)

Double glazed window, fitted wall and base drawer units with work tops to compliment, cooker point, stainless steel sink unit with mixer taps, tiled splash, breakfast bar, borrowed window, a radiator and a door to

REAR HALL

Double glazed door to rear, door to

GROUND FLOOR SHOWER ROOM/UTILITY

Double glazed frosted window, low level W.C, pedestal hand wash basin with taps, corner shower cubicle with shower, towel rail, paneled walls, lantern style ceiling and a radiator

LANDING

Spindle balustrade, stairs to second floor and doors to

BEDROOM 1

11' 3" x 14' 7" (3.43m x 4.47m)

Double glazed window and a radiator

BEDROOM 2

12' 4" x 9' 1" (3.77m x 2.78m)

Double glazed window and a radiator

LOFT ROOM

16' 2" x 13' 6" (4.95m x 4.13m)

Stairs to loft room, large spacious area with storage in eaves and power/light

BATHROOM

Double glazed frosted windows, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with taps, paneled walls, boiler and a radiator

YARD

Access gate

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT NOTICE

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

