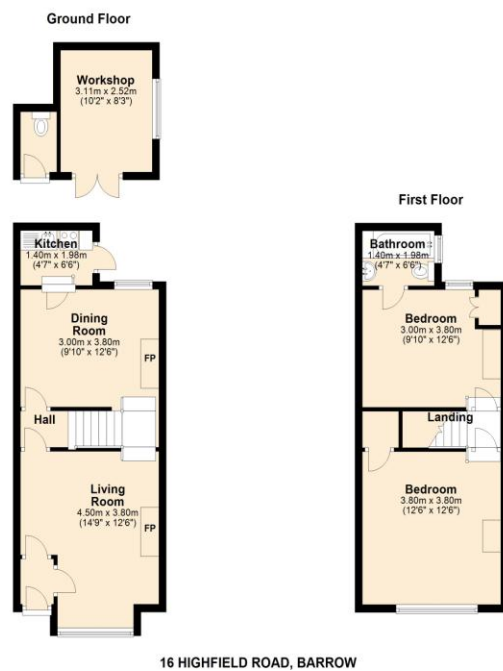


Lucy Boardman (Formerly Lloyds Bank) -

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.

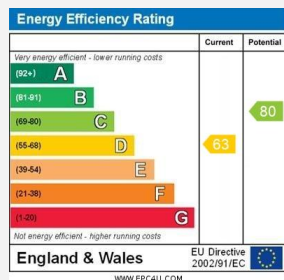
When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer 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



ROSS

Estate Agencies



Highfield Road | Barrow-in-Furness | LA14 5PA

Asking Price £115,000

- Fore Courted Mid Terrace Property
- Popular Residential Area
- Lounge, Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Rear Yard With Outhouse, Cloaks/WC
- Vacant Possession
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings

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





Property Description

We are pleased to bring to the market this fore courted mid terrace property in a popular residential area close to local amenities, transport links and schools. The property comprises of vestibule, lounge, dining room, small kitchen, 2 double bedrooms and bathroom. The property benefits from central heating, double glazing, rear yard with outhouse/storage and a cloaks/w.c. The property would suit a variety of buyers and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate, fore courted area and double glazed door to entrance hall

ENTRANCE HALL

Door to lounge

LOUNGE

14' 2" x 12' 9" (4.32m x 3.89m)

Double glazed window, feature fireplace with coal effect fire, coved ceiling, stairs to first floor, radiator and door to dining room

DINING ROOM

11' 7" x 10' 5" (3.54m x 3.20m)

Double glazed window, feature fire surround with fire, tiled flooring, under stairs storage, radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door, small kitchen with fitted white wall and base storage units with worktops to compliment, stainless steel sink unit with taps, cooker point, part paneled walls, tiled flooring and (boiler)

LANDING

Doors to bedrooms

BEDROOM 1

12' 4" x 12' 11" (3.77m x 3.95m)

Double glazed window, coved ceiling, over stairs storage and 2 radiators

BEDROOM 2

10' 3" x 11' 3" (3.13m x 3.45m)

Double glazed window, door to bathroom, double door storage cupboard 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, paneled walls, paneled ceiling and tiled flooring

YARD

Access gate and outhouse/storage

VIEWINGS

Key accompanied

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

