

**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.

#### 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](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



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.



**ROSS** Estate  
Agencies

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

Mon – Fri 9am – 5pm  
Saturday 9am – 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



### King Alfred Street | Barrow-in-Furness | LA14 3BS Asking Price £149,000

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Hall, Open Plan Lounge, Dining Room
- Fitted Modern kitchen With Appliances
- 2 Bedrooms
- Modern 4 Piece Suite Bathroom
- CH, DG, Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented mid terrace property in the popular location on Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property comprises of entrance hall area, open plan lounge, dining room with patio doors to the rear, fully fitted white kitchen with built in appliances, 2 double bedrooms and a modern fitted 4-piece bathroom. The property benefits from central heating, double glazing, good size rear yard with paved seating area. Viewing is highly recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Description, Gas, Water, Telephone, Drainage, Electric

LOCATION

https://what3words.com/insect.bland.candle

FRONTAGE

Double glazed door

ENTRANCE HALL

Stairs to 1st floor, laminate flooring and door to

LOUNGE

13' 6" x 14' 6" (4.12m x 4.42m)

Double glazed window, laminate flooring, feature fireplace with pebble effect fire, radiator, open to

DINING ROOM

16' 9" x 9' 3" (5.13m x 2.83m) Double glazed patio doors, laminate flooring, under stairs storage, radiator, open to

KITCHEN

Double glazed, white fitted wall base drawer units with black worktops to compliment, black sink with mixer taps, integrated ridge/freezer, washer, dryer, dishwasher, Belko freestanding 7 ring hob, triple oven with extractor over, wine rack, tiled splash, spotlight ceiling

LANDING

Access to loft and doors to

BEDROOM 1

16' 8" x 10' 11" (5.10m x 3.33m) Double glazed window and radiator

BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.86m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4-piece suite low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed bath with mixer taps/shower head, shower cubicle with double headed shower, panelled walls, panelled ceiling with spotlights and radiator

YARD

Access gate and paved seating area

AGENT NOTE

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 \*\*

