



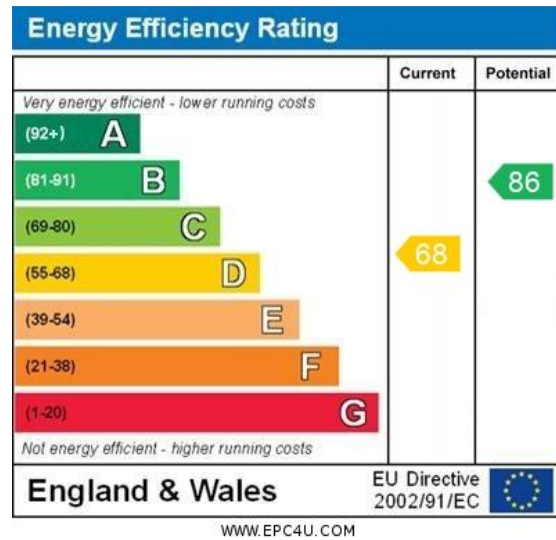
**Lucy Boardman** (Formerly Lloyds Bank) -

**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



**Rodney Street | Barrow-in-Furness | LA14 1ND**

**Asking Price £65,000**

- Calling All Landlords/Investors
- Selling With Tenants In Situ
- Mid Terrace Property
- 2 Reception Rooms
- Kitchen
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Rear Yard
- Ideal Addition To Rental Portfolio
- Council Tax Band A, Freehold





## Property Description

Calling all landlords/ investors.

We are bringing to the market this mid terrace property in the popular residential area, close to local amenities, transport links and local schools/colleges. The property is an ideal addition to a rental portfolio as it is being sold with tenants in situ. The property comprises of lounge, dining room, kitchen, 2 double bedrooms with a rear hallway to the bathroom. The property comprises of double glazing, central heating and a rear yard.

### SERVICES

Gas, Water, Telephone, Electric and Drainage

### VESTIBULE

Double glazed door

### LOUNGE

**9' 2" x 11' 11" (2.81m x 3.65m)**

Double glazed window, radiator, storage cupboard and stairs to first floor

### DINING ROOM

**11' 5" x 11' 11" (3.48m x 3.64m)**

Double glazed window, under stairs storage, radiator and door to-

### KITCHEN

Double glazed window, radiator, fitted white wall and base storage units with worktops to compliment, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash and tiled flooring.

### LANDING

Doors to-

### BEDROOM 1

**11' 10" x 9' 5" (3.63m x 2.88m)**

Double glazed window, radiator and door to rear hallway to bathroom

### BEDROOM 2

**9' 3" x 11' 3" (2.82m x 3.44m)**

Double glazed window, radiator and door to rear hallway to bathroom

### BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with taps and tiled splash.

### GARDEN

Rear yard access gate

### VIEWINGS

Key Accompanied

Draft Particulars Subject To Clients Approval

## 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.

