



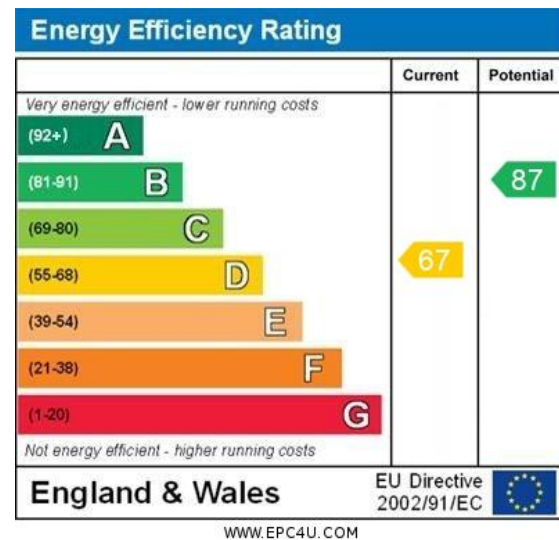
**Lucy Boardman** (Formerly Lloyds Bank) -

**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**  
A

**Contact Details**  
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**Burnaby Street | Barrow-in-Furness | LA14 2QD**

**Asking Price £65,000**

- Calling All Landlords/Property Investors!!!
- Selling With Tenant In Situ
- Mid Terrace Property
- Popular Location
- Lounge, Kitchen
- 2 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Yard With Outhouse
- Ideal Addition To Rental Portfolio
- Council Tax Band A



**ROSS Estate  
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

Calling all Landlords/Investors!!!

We are bringing to the market this mid terrace property in the popular location on Barrow Island close to local amenities, transport links and BAE. The property is being sold with tenant in situ and would be an ideal addition to a rental portfolio. The property offers a lounge, kitchen, 2 bedrooms and bathroom. The property benefits from central heating, double glazing and rear yard with outhouse.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### LOUNGE

**12' 9" x 11' 9" (3.90m x 3.59m)**

Double glazed window, double glazed door, feature fire surround with fire, laminate flooring and radiator

### KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven/hob with extractor over and tiled splash

### BEDROOM 1

**8' 9" x 11' 3" (2.67m x 3.44m)**

Double glazed window, laminate flooring and radiator

### BEDROOM 2

**11' 6" x 8' 2" (3.52m x 2.51m)**

Double glazed window and radiator

### BATHROOM

### YARD

With outhouse

### VIEWINGS

By appointment

### 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 + VAT  
\*\*This is non refundable once the AML check has been carried out\*\*

