



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Tenure
Freehold

Council Tax Band
A

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

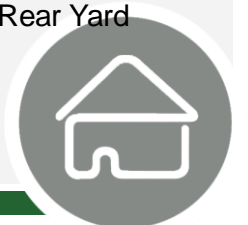
www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



Macadam Street | Barrow-in-Furness | LA14 2ES

Asking Price £98,950

- Calling All First Time Buyers
- Ready To Move Into Mid Terrace Property
- Hallway, Spacious Lounge
- Dining Room
- Extended Modern Fitted Kitchen
- 2 Bedrooms
- Modern 4 Piece Suite Bathroom
- Central Heating, Double Glazing, Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this stunning mid terrace property in the popular residential area close to local amenities, transport links, schools and BAE. The property has been fully renovated throughout and is ready to move into. Internally the property comprises of entrance hallway leading to a spacious lounge, dining room, modern fitted extended kitchen with appliances, 2 bedrooms and a modern fitted 4 piece suite bathroom. The property benefits from central heating, double glazing and rear enclosed yard with paved seating area. Viewing is highly recommended to appreciate the size and standard on offer. The property is also being sold with vacant possession (no chain, vendors would move out).

LOCATION

what3words - onions.stored.levels

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Radiator, stairs to first floor and doors to –

DINING ROOM

8' 5" x 10' 4" (2.59m x 3.15m)

Double glazed window, radiator, storage cupboard and under stairs storage

LOUNGE

12' 0" x 11' 9" (3.68m x 3.60m)

Double glazed window, radiator and open to kitchen/diner

EXTENDED KITCHEN

22' 10" x 5' 10" (6.97m x 1.78m)

Double glazed window, double glazed patio doors, fitted grey wall and base storage units with worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, tiled grey flooring to compliment, spotlight ceiling and 2 radiators

LANDING

Access to loft and doors to all rooms

BEDROOM 1

10' 8" x 12' 0" (3.26m x 3.67m)

Double glazed window, radiator and over stairs storage

BEDROOM 2

8' 11" x 9' 0" (2.74m x 2.75m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, corner glazed shower cubicle with shower, spotlight ceiling, tiled splash, towel rail/radiator and tiled flooring

YARD

With access gate, water tap and paved seating area

VIEWINGS

By appointment

Draft particulars subject to client's 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.

Anti-Money Laundering checks cost - £25.00 + VAT
 This is non refundable once the AML check has been carried out

