

**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.

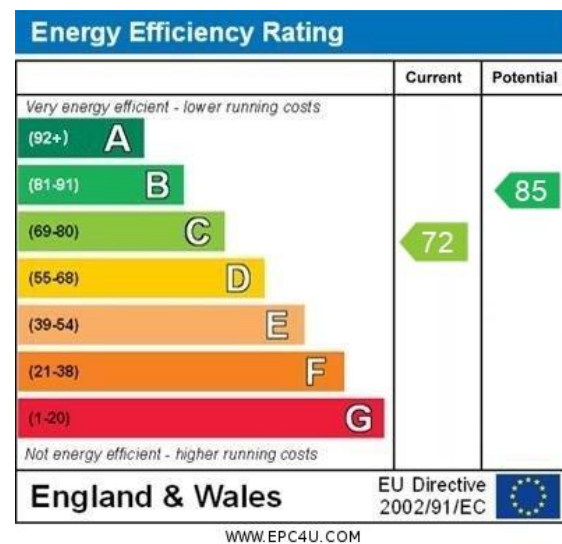
#### General

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.

# ROSS

## Estate Agencies



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.



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

**Residential Sales Residential Lettings Commercial Sales & Lettings**

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)



**Tenure**  
Freehold

**Council Tax Band**  
A

#### Contact Details

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**Orion Terrace | Barrow-in-Furness | LA14 3HB**

**Asking Price £145,000**

- Mid-Terrace Property On Walney
- Close To Local Amenities, Schools, Beaches
- Hallway, Spacious Lounge
- Kitchen/Diner
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Spacious/ Workshop Facility
- Viewing Recommended
- Council Tax Band A







Property Description

We are pleased to bring to the market this mid-terrace property in the popular residential area on Walney. Close to local amenities, schools, transport links and local beaches. The property comprises of entrance hallway giving access to spacious lounge with patio doors to rear and a feature ornate fire place/fire, kitchen/diner, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing, a spacious/ workshop store facility with bi-folding doors, power and light, easy maintenance front/rear gardens with lawned areas, plants/shrubs. The property offers pleasant views from the rear and is close to local beaches. Viewing is recommended to appreciate size on offer

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Access gate to front garden with lawned area, steps down to front door, storage shed and paved area

ENTRANCE HALLWAY

Stairs to first floor, tiled flooring, a radiator and doors to

LOUNGE

15' 8" x 10' 11" (4.80m x 3.35m)

Double glazed window, double glazed patio doors, coved ceiling, feature fire surround with ornate wood burner style fire and a radiator

KITCHEN/DINER

Double glazed windows, double glazed door, fitted wall and base drawer units with work tops to compliment, Belfast style sink unit with mixer taps, leisure free range cooker with double oven, 5 ring hob, plumb for washer and a tiled splash

LANDING

Double glazed window, access to loft, storage cupboard and doors to

BEDROOM 1

14' 11" x 8' 7" (4.57m x 2.64m)

Double glazed windows, wood effect flooring, built in wardrobes with feature doors, a radiator and a dado rail

BEDROOM 2

9' 2" x 13' 10" (2.81m x 4.24m)

Double glazed windows and wood effect flooring

BATHROOM

Double glazed windows, 3 piece suite, low level W.C, feature hand wash basin with taps, panel enclosed bath with telephone style mixer taps/shower head, tiled splash, tiled flooring and a radiator

GARDEN

Lawned area with plants/boarders/shrubs, paved area, water taps, and steps down to access gate

WORKSHOP

15' 0" x 14' 2" (4.58m x 4.34m)

Bi- folding doors, power/light

VIEWING

Key accompanied

Draft particular subject to client approval

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

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.

