



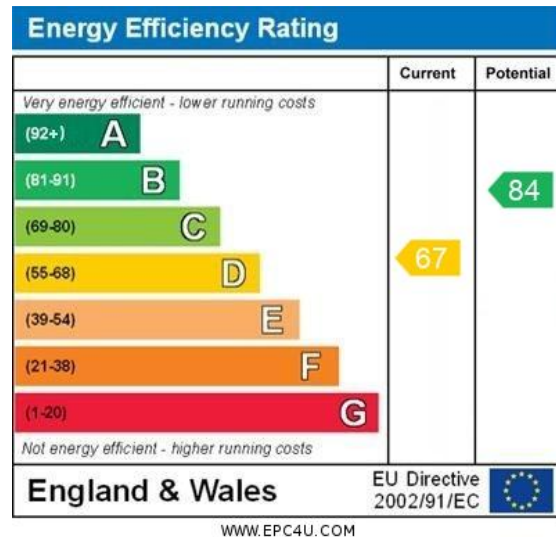
Lucy Boardman (Formerly Lloyds Bank) -

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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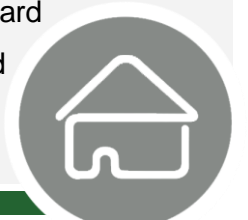
Residential Sales Residential Lettings Commercial Sales & Lettings



Stafford Street | Barrow-in-Furness | LA14 5HU

Asking Price £154,950

- Fore-Courted Extended Mid-Terrace Property
- Well Presented And Tastefully Decorated
- Renovated Throughout To A High Standard
- Hall, Bay Window Lounge
- Open Plan Dining Room/Fitted Kitchen
- 3 Bedrooms
- Modern Fitted 4 Piece Suite Bathroom
- CH, DG, Boarded Loft, Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this fore-courted extended mid-terrace family home in the popular residential area off Abbey Road, close to local amenities, transport links, schools and Barrow Park. The property has been renovated to a high standard including a full re-wire, roof, etc. The property comprises of an entrance hall area giving access to bay window lounge, open plan dining room, modern fitted extended kitchen, 3 bedrooms and a modern fitted 4 piece suite bathroom. The property benefits from central heating, double glazing, boarded loft and a rear yard with raised decked seating area. The property is ready to move into and is well presented and tastefully decorated throughout. Viewing is highly recommended.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/fruit.helps.drew>

FRONTAGE

Fore-courted area with an access gate

VESTIBULE

Double glazed door

ENTRANCE HALL

Stairs to first floor, laminate flooring, ceiling rose, a radiator and doors to

LOUNGE

10' 4" x 11' 9" (3.17m x 3.60m)

Double glazed bay window, laminate flooring, ceiling rose, picture rail, 2 borrowed frosted windows and a radiator

DINING ROOM

11' 10" x 10' 11" (3.63m x 3.33m)

Double glazed door to rear, laminate flooring, under stairs storage, 2 borrowed frosted window and open to

EXTENDED KITCHEN

Double glazed windows, double glazed Velux window, fitted high shine white wall and base drawer units with wood effect worktops to compliment, inset ceramic one and a half sink bowl unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, laminate flooring and a spotlight ceiling

LANDING

Spindle balustrade, access to loft with pull down ladder, ceiling rose and doors to

BEDROOM 1

9' 10" x 10' 11" (3.00m x 3.33m)

Double glazed windows and fitted double door wardrobe with storage

BEDROOM 2

9' 1" x 8' 7" (2.77m x 2.64m)

Double glazed window and a radiator

BEDROOM 3

8' 2" x 7' 1" (2.50m x 2.16m)

Double glazed window and a radiator

BOARDED LOFT

12' 4" x 7' 6" (3.77m x 2.30m)

Double glazed Velux window, spindle balustrade

BATHROOM

4 piece suite, low level W.C, hand wash basin with mixer taps with vanity units, free standing double ended bath with free standing mixer taps/shower head, corner shower cubicle with double headed shower, tiled splash, laminate flooring, spotlight ceiling and a feature towel rail/radiator

YARD

Access gate, raised decked seating area, storage shed and a water tap

VIEWING

Key accompanied

Draft particular subject to client 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

