

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.

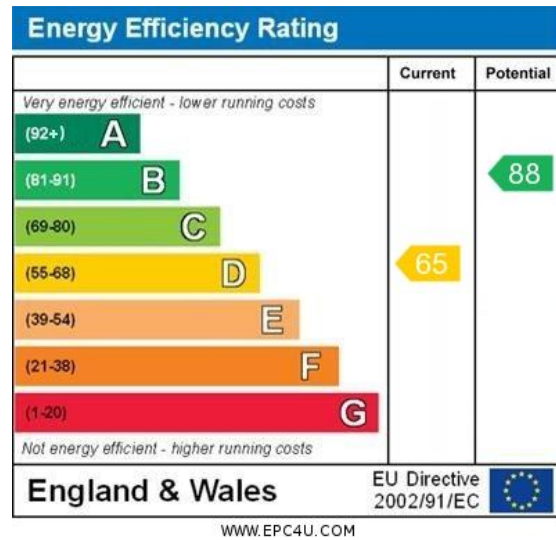
General

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.

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

[Sales @rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

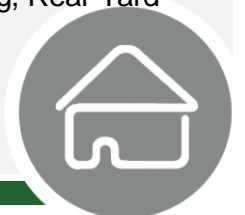
01229 825636



Monk Street | Barrow-in-Furness | LA14 1NH

Asking Price £75,950

- Calling All Landlords/Investors
- Ideal Addition To The Rental Market
- Ready To Move Into
- 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms One With Cloaks/W.C
- Bathroom
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A



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
rentals@rossestateagencies.co.uk
www.rossestateagencies.com



Property Description

Calling All Landlords/Investors

We are pleased to bring to the market this Mid Terrace property in a popular residential area, close to local amenities, transport links, schools and close to local employer BAE. The property comprises of 2 reception rooms, fitted kitchen, 2 bedrooms with one having cloaks/W.C, bathroom. The property benefits from central heating and double glazing and rear yard. Viewing is recommended to appreciate size and standard on offer, it is also bring sold with vacant possession which would be ideal addition for the rental market with a good field.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/pile.think.slides>

VESTIBULE

Double glazed door

LOUNGE

12' 0" x 9' 0" (3.66m x 2.76m)

Radiator, double glazed window, laminate flooring, stairs to 1st floor, doors to

DINING ROOM

11' 4" x 11' 10" (3.47m x 3.61m)

Radiator, double glazed window, laminate flooring, feature open fireplace, stairs to cellar

CELLAR

Stairs down to cellar with power/light

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer unit with worktops to compliment, inset oven, 4 ring hob with extractor over, inset stainless steel sink unit with mixer taps, tiled splash, laminate flooring

LANDING

Doors to

BEDROOM 1

8' 9" x 12' 0" (2.69m x 3.66m)

Radiator, double glazed window, feature ornate black open fireplace, doors to

ENSUITE

Low level W.C, hand wash basin with water fall style mixer taps, tiled flooring

BEDROOM 2

11' 5" x 12' 0" (3.49m x 3.66m)

Radiator, Double glazed window, feature ornate black open fireplace, access to loft with pull down ladder, doors to

BATHROOM

Radiator, double glazed frosted window, white 3 piece suite, low level W.C, pedestal hand wash basin with water fall style mixer taps, panelled enclosed bath with mixer taps/shower head, part panelled walls, tiled flooring

YARD

Access gate, outhouse/storage

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 Plus VAT **This is non refundable once the AML check has been carried out**

