



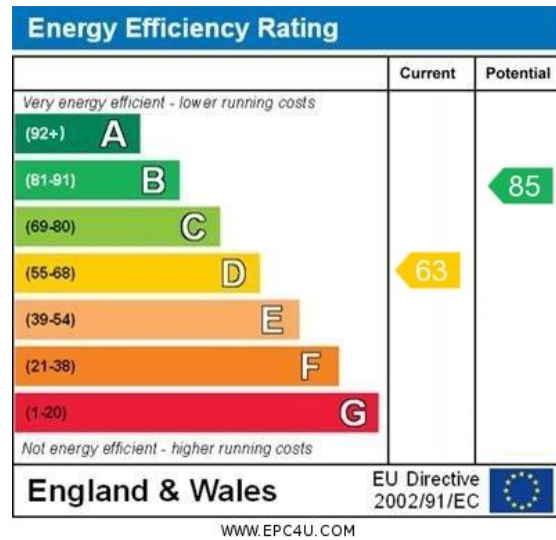
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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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.



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Residential Sales Residential Lettings Commercial Sales & Lettings



**Salthouse Road | Barrow-in-Furness | LA14 2AN**

**Asking Price £109,950**

- Family Size Property
- Spacious Living Accommodation
- Well Presented And Tastefully Decorated
- Lounge, Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Gas C/H, uPVC Double Glazing
- Front And Rear Garden
- Ready To Walk Into Condition
- Viewings Highly Recommended





## Property Description

We are pleased to bring to the market this family size property in a popular residential area, close to local schools, transport links and amenities. The property comprises of entrance hallway, spacious lounge, kitchen/diner, 3 bedrooms and a bathroom. The property benefits from gas central heating, double glazing, garden area to the front with a rear yard with artificial grass. Viewing is highly recommended to appreciate size and standard on offer.

### SERVICES

Water. Gas. Electric. Telephone. Drainage

### FRONTAGE

Lawned garden area with seating, double glazed door.

### VESTIBULE

Double glazed window, dado rail and door to entrance.

### ENTRANCE HALL

Stairs to first floor and door to lounge.

### LOUNGE

**15' 3" x 12' 0" (4.67m x 3.67m)**

Double glazed window, wall mounted log effect fire, dado rail, radiator, TV point and door to the kitchen/diner.

### KITCHEN/DINER

**18' 3" x 8' 4" (5.58m x 2.56m)**

Double glazed window, double glazed door to the rear, fitted wall and base drawer units with work tops to compliment, stainless steel sink unit with mixer taps, cooker point, plumbed for washing machine, under stairs storage and a radiator.

### LANDING

Access to the loft and doors to the bedrooms.

### BEDROOM 1

**12' 1" x 8' 0" (3.69m x 2.46m)**

Double glazed window, fitted wardrobes with sliding doors, built-in storage cupboard and a radiator.

### BEDROOM 2

**8' 6" x 12' 0" (2.60m x 3.68m)**

Double glazed window.

### BEDROOM 3

**8' 11" x 8' 1" (2.73m x 2.48m)**

Double glazed window and a radiator.

### BATHROOM

Frosted double glazed window, 3 piece suite low level WC, pedestal hand wash basin with taps, p-shaped panel enclosed bath with mixer taps, shower head and tiled walls.

### REAR YARD

With artificial grass, seating area, access gate and water tap.

## VIEWINGS

Key Accompanied

## 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.

