



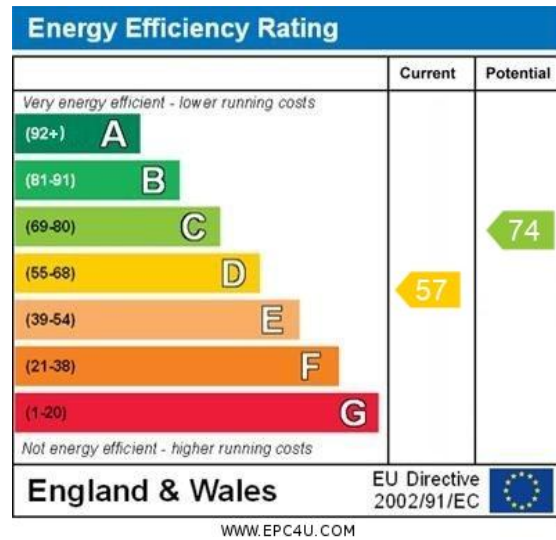
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



**Kendal Street | Barrow-in-Furness | LA14 5HL**

**Asking Price £90,000**

- Mid Terrace Property
- Popular Location Behind Oxford Street
- Lounge, Dining Room
- Kitchen, Ground Floor Bathroom
- 2 Double Bedrooms
- Double Glazing, Gas Central Heating
- Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A, Freehold





## Property Description

We are pleased to bring to the market this well presented mid terrace house in a popular location behind Oxford Street, close to local amenities, transport links and popular schools. The property comprises of vestibule, lounge, dining room, kitchen, ground floor bathroom and 2 double bedrooms. The property benefits from central heating, double glazing and a rear yard. The property is being sold with vacant possession, viewings recommended.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Double glazed door

### VESTIBULE

Door to-

### LOUNGE

**12' 5" x 13' 2" (3.81m x 4.02m)**

Double glazed window, borrowed frosted window, feature fire surround with coal effect fire, stairs to first floor and door to-

### DINING ROOM

**12' 8" x 10' 4" (3.87m x 3.16m)**

Double glazed window, radiator, borrowed frosted window and door to kitchen.

### KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer and tiled splash.

### BEDROOM 1

**13' 3" x 12' 7" (4.04m x 3.84m)**

Double glazed window, radiator and storage cupboard with access to loft.

### BEDROOM 2

**10' 5" x 11' 5" (3.19m x 3.50m)**

Double glazed window, radiator and built in storage. (Boiler)

### GROUND FLOOR BATHROOM

Double glazed frosted window, radiator, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, shower head and paneled walls.

### YARD

Access gate and paved area.

### 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.

