



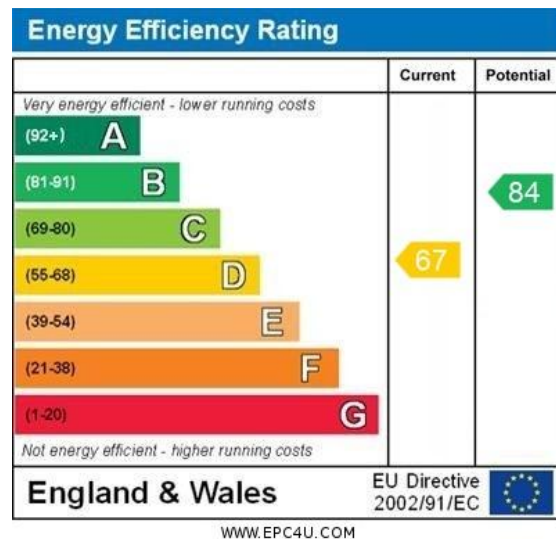
Lucy Boardman (Formerly Lloyds Bank) -

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

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

www.rossstateagencies.com

sales@rossstateagencies.co.uk

01229 825636



Harrogate Street | Barrow-in-Furness | LA14 5JE

Asking Price £99,950

- Well Presented Extended Mid Terrace Property
- Popular Residential Area
- Open Plan Lounge, Dining Area
- Extended Fitted Kitchen
- Ground Floor Bathroom
- 2 Double Bedrooms
- Spacious Loft Room For Storage
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A



ROSS Estate Agencies

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

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

*****CALLING ALL FIRST TIME BUYERS*****

We are delighted to bring to the market this extended well presented mid terrace property in a popular residential area close to local amenities, transport links and schools. The property comprises of open plan lounge, dining area, extended fitted kitchen, ground floor bathroom, 2 double bedrooms and a spacious loft room for storage. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to lounge

LOUNGE/DINER

20' 2" x 12' 6" (6.15m x 3.82m)

Double glazed window, laminate flooring, under stairs storage, 2 radiators and door to kitchen

KITCHEN

Double glazed patio doors to rear, fitted white wall and base storage units with worktops to compliment, integrated oven, 4 ring hob with extractor over, stainless steel sink unit with mixer taps, tiled splash, plumbing for washer, spotlight ceiling, stairs to first floor, radiator and door to ground floor bathroom

GROUND FLOOR BATHROOM

Double glazed frosted windows, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed p-shaped bath with central taps, shower over, tiled walls and radiator

LANDING

Stairs to loft room and doors to bedrooms

CROCODILE STAIRS TO LOFT ROOM

22' 7" x 8' 8" (6.89m x 2.66m)

Easy accessible loft space for storage, double glazed velux window, borrowed frosted window and radiator

BEDROOM 1

12' 11" x 12' 5" (3.94m x 3.80m)

Double glazed window, under stairs storage and radiator

BEDROOM 2

9' 11" x 10' 6" (3.04m x 3.22m)

Double glazed window, storage area and radiator

REAR YARD

Access gate, paved area 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.

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

