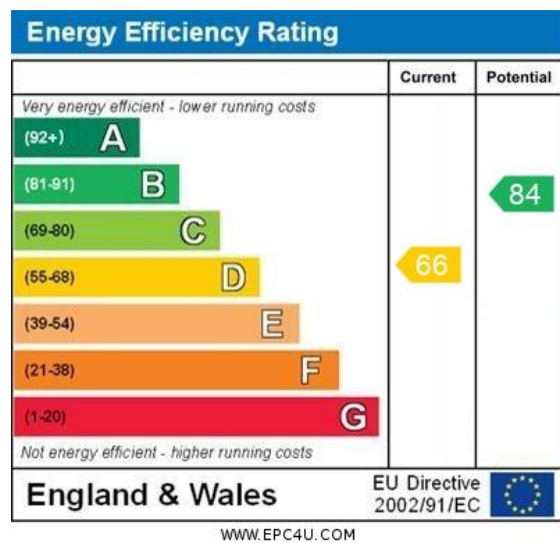


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.

#### 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

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

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

01229 825636



# ROSS

## Estate Agencies



**Gatacre Street | Barrow-in-Furness | LA14 3PY**

**Asking Price £95,000**

- Mid-Terrace Property In Popular Location
- Suits First Time Buyers
- Lounge, Dining Room
- Gallery Style Kitchen
- Ground Floor Bathroom
- 2 Double Bedrooms, Cloaks/W.C
- Double Glazing, Central Heating, Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A



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

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

Calling all first time buyers!

We are pleased to bring to the market this well presented mid-terrace property in the popular residential area on Walney Island, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property comprises of lounge, dining room, gallery style kitchen, ground floor shower room and 2 double bedrooms with 1 having cloaks/W.C. The property benefits from central heating, double glazing and a rear yard. The property is being sold with vacant possession. Viewing is highly recommended to appreciate size on offer.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/ideas.areas.under>

### FRONTAGE

Double glazed door to

### VESTIBULE

Dado rail, laminate flooring and a door to

### LOUNGE

13' 0" x 12' 10" (3.97m x 3.92m)

Double glazed window, wall mounted fire, laminate flooring, stairs to first floor, a radiator and a door to

### DINING ROOM

13' 0" x 10' 1" (3.97m x 3.09m)

Double glazed window, laminate flooring, under stairs storage, fire surround with fire, dado rail and a radiator

### KITCHEN

Double glazed window, gallery style kitchen with fitted wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, plumb for washer, cooker point, storage cupboard, rear hall area and a radiator

### REAR HALLWAY

Storage cupboard, double glazed door to rear and a door to ground floor bathroom

### LANDING

Doors to

### BEDROOM 1

13' 0" x 12' 11" (3.98m x 3.96m)

Double glazed window, a radiator and door to

### CLOAKS/W.C

Hand wash basin with taps and low level W.C

### BEDROOM 2

10' 3" x 12' 0" (3.14m x 3.67m)

Double glazed window, storage cupboard (boiler), access to loft with pull down ladder and a radiator

### GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower, tiled splash, tiled flooring and a radiator

### YARD

Access gate

### 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 - £30.00 Inc VAT  
\*\* This is non refundable once the AML check has been carried out \*\*

