

AGENT NOTE

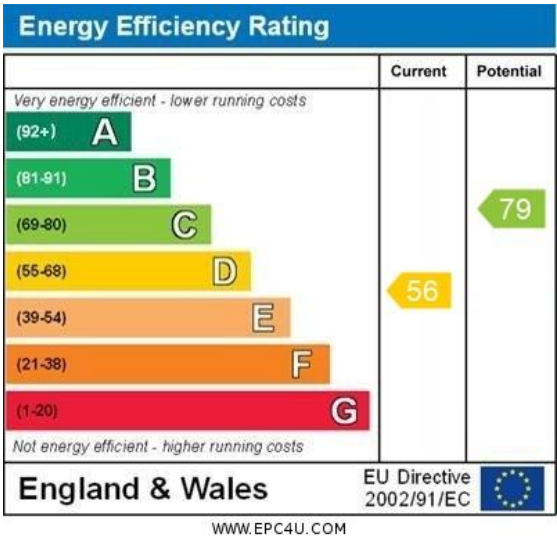
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

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

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.



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



ROSS
Estate
Agencies



James Watt Terrace | Barrow-in-Furness | LA14 2TS Asking Price £119,950

- Forecourt Family Home
- Popular Residential Area
- Excellent Living Accommodation
- Bay Window Lounge, Dining Room
- Kitchen, Utility Room, Cloaks/W.C
- 4 Bedrooms Over 2 Floors
- Bathroom
- Mostly DG, CH, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this forecourt family home in the popular residential area, close to local amenities, transport links, schools and local employer BAE. The property offers excellent family living accommodation comprising of entrance hallway giving access to bay window lounge, dining room, kitchen, utility room, ground floor cloaks/W.C, 4 bedrooms over 2 floors and a bathroom. The property benefits from mostly DG, CH, a rear yard with out house/store. Viewing is recommended and it's also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/hits.cure.member>

FRONTAGE

Access gate, paved easy maintenance front garden area with plants/shrubs

VESTIBULE

Front door to part panelled walls, doors to

ENTRANCE HALL

Radiator, stairs to first floor, laminate flooring, coved ceilings, doors to

LOUNGE

14' 7" x 12' 5" (4.47m x 3.79m)

Radiator, double glazed bay window, feature fire

surround with coal effect fire, coved ceiling with ceiling rose

DINING ROOM

13' 1" x 13' 11" (3.99m x 4.25m)

Radiator, double glazed window, feature fire surround with coal effect fire, under stair storage, coved ceilings, doors to

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset cream sink with mixer taps, cooker point, plumbing for washer, tiled splash, display unit, doors to

UTILITY ROOM

Doors to rear fitted storage cupboard

PANTRY

Door to out house

CLOAK/W.C

Low level W.C

LANDING

Spindle balustrade to 2nd floor, double glazed frosted window, doors to

BEDROOM 1

16' 6" x 12' 0" (5.03m x 3.68m)

Two double glazed windows, coved ceiling with ceiling rose

BEDROOM 2

14' 1" x 8' 9" (4.30m x 2.68m)

Double glazed window, storage cupboard and radiator

LANDING 2ND FLOOR

Double glazed frosted window, spindle balustrade, access to loft, doors to

BEDROOM 3

15' 2" x 7' 3" (4.64m x 2.22m)

Double glazed window

BEDROOM 4

7' 10" x 13' 6" (2.39m x 4.13m)

Double glazed window, storage cupboard in coves

BATHROOM

Radiator, double velux window, low level W.C, red hand wash basin with taps, panelled enclosed bath with shower over, tiled splash

YARD

Access gate

