

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.

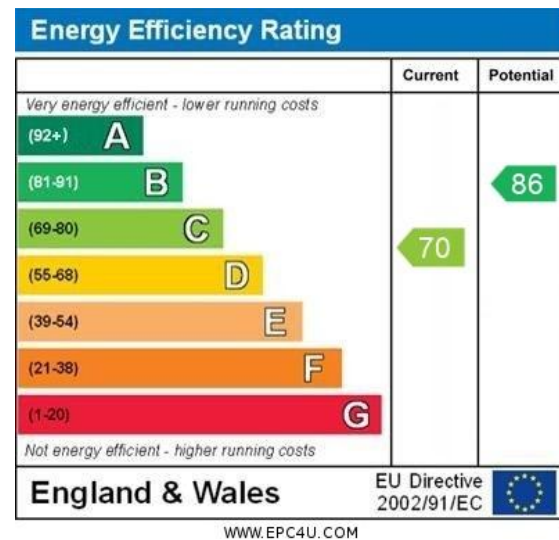
General

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.

ROSS

Estate Agencies



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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
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Tel (01229) 825636

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Asking Price £69,950

- Mid Terrace Property In Popular Location
- Suit A Variety Of Buyers
- Lounge, Kitchen Diner
- Ground Floor Shower Room
- 2 Double Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Ideal Addition To A Rental Portfolio
- Certificates In Place
- Vacant Possession
- Council Tax Band A



Registered Office
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Calling all landlords and property developers.

We are pleased to bring to the market this mid terrace property in a popular residential area, close to local amenities transport links, schools and Barrow Park. The property would suit a variety of buyers, also a good addition to a rental portfolio as it already has the certificates needed to start to rent out. The property comprises of lounge, kitchen/diner, ground floor shower room and 2 bedrooms on the 1st floor. The property benefits from central heating, double glazing, rear yard and is being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Drainage, electric

LOCATION

<https://what3words.com/allows.cards.body>

FRONTAGE

Double glazed door

VESTIBULE

Tiled Floor, door to

LOUNGE

11' 5" x 12' 6" (3.50m x 3.82m) Double glazed window, fireplace with fire, stairs to first floor, radiator

KITCHEN

double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, breakfast bar, plumbing for a washer, radiator, door to

REAR HALL

Double glazed door, paneled walls, door to ground floor shower room

LANDING

Doors to

BEDROOM 1

12' 4" x 11' 9" (3.78m x 3.60m)

Double glazed window, fitted mirrored sliding door wardrobes,

BEDROOM 2

11' 4" x 12' 3" (3.46m x 3.75m)

Double glazed window, radiator, boiler

BATHROOM

Double glazed frosted window, low level WC, pedestal hand wash basin with mixer taps, wall mounted shower with wet room style flooring, panelled walls, radiator

YARD AREA

Paved seating area, access gate

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**

