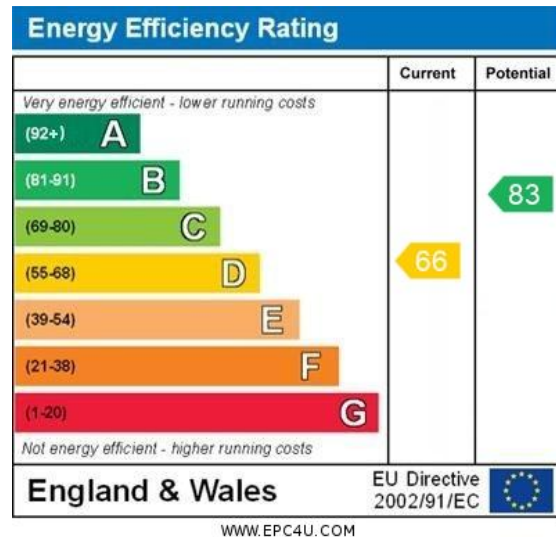


57 marsh street, Barrow

### 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 and 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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01229 825636




### Marsh Street | Barrow-in-Furness | LA14 2AD

Asking Price £65,000

- Calling All Landlords/Investors
- Ideal Investment Opportunity
- Hallway, Lounge
- Dining Room, Kitchen
- 2 Double Bedrooms
- Bathroom
- CH, DG, Rear Yard
- Selling With Tenant In Situ
- Ideal Addition To Rental Portfolio
- Council Tax Band A





## Property Description

Calling all landlords/investors!!

We are selling a Landlord's portfolio with several properties including this mid terrace property which is being sold with tenant in situ. The property is close to local amenities, transport links, schools and BAE. The property comprises of entrance hallway leading to lounge, open to dining room and kitchen. To the first floor, the property offers 2 double bedrooms and a spacious bathroom. The property benefits from central heating, double glazing and a rear yard.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Double glazed door to

### ENTRANCE HALLWAY

Coved ceiling, stairs to first floor and a door to

### LOUNGE

**11' 6" x 10' 11" (3.53m x 3.34m)**

Double glazed window, coved ceiling and a radiator

### DINING ROOM

**11' 1" x 13' 5" (3.39m x 4.10m)**

Double glazed window, open archway to lounge, under stairs storage, radiator and door to

### KITCHEN

Double glazed window, double glazed door, fitted high shine wall and base storage units with work tops to compliment, one and a half stainless steel sink unit with mixer taps, plumb for washer, cooker point and a radiator

### LANDING

Spindle staircase, balustrade, access to loft and doors to

### BEDROOM 1

**11' 6" x 13' 11" (3.52m x 4.25m)**

Double glazed window and a radiator

### BEDROOM 2

**7' 5" x 13' 1" (2.27m x 4.01m)**

Double glazed window, storage cupboard (boiler) and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with taps, corner panel enclosed bath with taps, tiled splash and a radiator

### YARD AREA

Rear yard, access gate

### VIEWING

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.

