



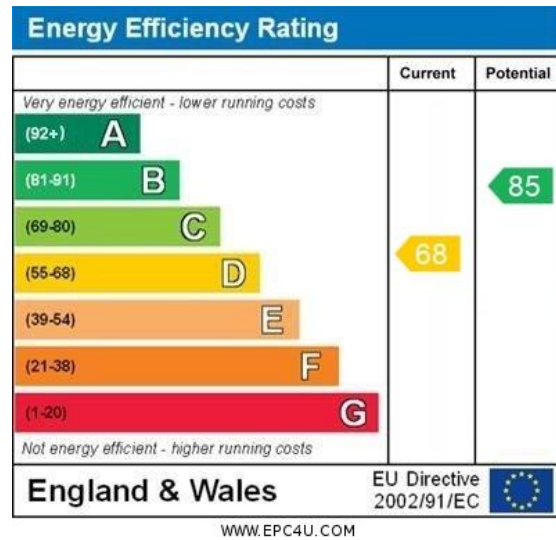
**Lucy Boardman** (Formerly Lloyds Bank) -

**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**  
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16 Cavendish Street  
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**Glasgow Street | Barrow-in-Furness | LA14 2ED**

**Asking Price £79,950**

- Calling All Investors/Landlords
- Mid Terrace Property, Popular Location
- Hallway, Lounge
- Dining Room, Kitchen
- 2 Double Bedrooms
- Spacious Bathroom
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Some Work Needs Finishing Off
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

\*\*\*CALLING ALL PROPERTY INVESTORS/LANDLORDS!\*\*\*

We are pleased to bring to the market this mid terrace property in a popular location close to local amenities, transport links, schools and a short walk to BAE and Barrow town centre. The property is in need of some work finishing off which the current vendor did start. Internally the property offers vestibule, entrance hallway with feature tiled flooring, open plan lounge, dining room with patio doors to the rear and kitchen. To the first floor the property has 2 double bedrooms and a spacious bathroom. The property benefits from central heating, double glazing, rear yard and is being sold with vacant possession.

### LOCATION

<https://what3words.com/arch.beard.dime>

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door to vestibule

### VESTIBULE

Tiled flooring and door to entrance hall

### ENTRANCE HALL

Tiled flooring, borrowed frosted window, coved ceiling, radiator, stairs to first floor and door to lounge

### LOUNGE

10' 0" x 11' 4" (3.06m x 3.46m)

Double glazed window, laminate flooring, feature fire surround with coal effect fire, borrowed frosted window, radiator and open archway to dining room

### DINING ROOM

12' 4" x 10' 4" (3.76m x 3.17m)

Double glazed door to rear, under stairs storage, laminate flooring, radiator, open archway to lounge and door to kitchen

### KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, tiled flooring and plumbing for washer

### LANDING

Access to loft, feature balustrade and doors to all rooms

### BEDROOM 1

11' 4" x 13' 6" (3.47m x 4.14m)

Double glazed window, (radiator not on wall)

### BEDROOM 2

12' 6" x 8' 5" (3.83m x 2.57m)

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head, tiled splash and radiator

### YARD

Rear yard with access gate, paved seating area, outside electrics and water tap

### VIEWINGS

Key accompanied

Draft particulars subject to client's 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 - £25.00 + VAT  
 \*\*This is non refundable once the AML check has been carried out\*\*

