



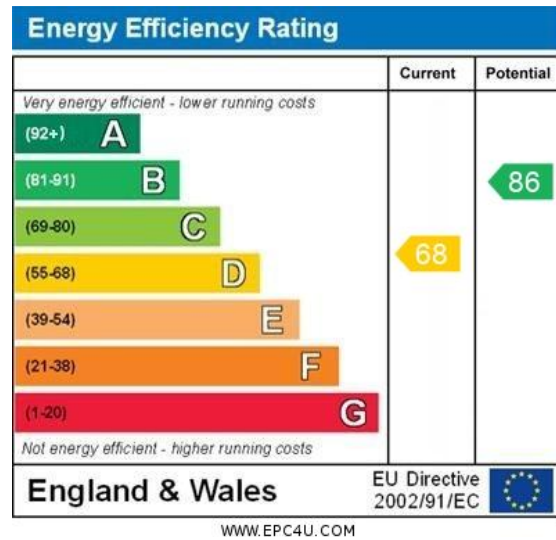
Lucy Boardman (Formerly Lloyds Bank) -

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

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

www.rossstateagencies.com

sales@rossstateagencies.co.uk

01229 825636



Worcester Street | Barrow-in-Furness | LA13 9RU

Asking Price £65,000

- Calling All Investors/Landlords
- Mid Terrace Property In Popular Location
- Close To Local Amenities/Schools
- 2 Reception Rooms, Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing, Some Central Heating
- Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid terrace property in a popular residential area close to local amenities, transport links and schools and is being sold with vacant possession. The property would suit a variety of buyers including the rental market as it would bring in a good yield. Internally the property offers entrance hallway, 2 reception rooms, kitchen, 2 double bedrooms and a bathroom. The property benefits from double glazing, some central heating, rear yard with outbuilding/store and outside w.c.

LOCATION

<https://what3words.com/splice.charmingly.hands>

SERVICES

Some central heating, electric, water, telephone and drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Part paneled walls, coved ceiling, stairs to first floor and doors to –

LOUNGE

10' 5" x 9' 10" (3.19m x 3.01m)

Double glazed window, electric fire with hearth and coved ceiling

DINING ROOM

13' 2" x 11' 1" (4.02m x 3.40m)

Double glazed window, fire place with coal effect fire, under stairs storage and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base units with worktops, stainless steel sink unit with taps, cooker point and tiled splash

LANDING

Doors to all rooms

BEDROOM 1

13' 3" x 10' 5" (4.05m x 3.20m)

Double glazed window, built in wardrobe/storage and radiator

BEDROOM 2

11' 6" x 11' 8" (3.51m x 3.56m)

Double glazed window, built in storage cupboard (boiler), access to loft, radiator and door to bathroom

BATHROOM

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

YARD

Access gate, paved area and outhouse/store

OUTSIDE CLOAKS/WC

Outhouse with double glazed window, double glazed door and stainless steel sink unit with taps

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

