



**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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](http://www.rossstateagencies.com)

[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)

01229 825636



Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)  
[rentals@rossstateagencies.co.uk](mailto:rentals@rossstateagencies.co.uk)  
[www.rossstateagencies.com](http://www.rossstateagencies.com)



**Kitchener Street | Barrow-in-Furness | LA14 3QW**

**Asking Price £119,950**

- Well Presented Mid Terrace Property
- Popular Residential Area On Walney
- Entrance Hallway Leading To Lounge
- Lounge, Dining Room, Fitted Kitchen
- 3 Bedrooms And A Bathroom
- Central Heating, Double Glazing
- Rear Yard
- Ideal For First Time Buyers
- Viewing Is Highly Recommended
- Council Tax Band A







## Property Description

We are pleased to bring to the market this well presented fore courted mid-terrace property in the popular residential area on Walney, close to local amenities, schools and coastal beaches. The property comprises of entrance hallway giving access to lounge, dining room, fitted kitchen, 3 bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Access gate to front paved fore courted area, double glazed door

### ENTRANCE HALLWAY

Tiled flooring, stairs to first floor and a door to

### LOUNGE

**13' 6" x 11' 1" (4.12m x 3.40m)**

Double glazed window, feature fire place, coved ceiling, laminate flooring, a radiator and a door to

### DINING ROOM

**12' 6" x 15' 11" (3.82m x 4.87m)**

Double glazed window, feature fire surround with fire, dado rail, under stairs storage, a radiator and a door to

### KITCHEN

Double glazed door, double glazed window, fitted white wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, tiled flooring and a door to

### LANDING

Access to loft and doors to

### BEDROOM 1

**16' 11" x 11' 6" (5.18m x 3.51m)**

Double glazed window, laminate flooring and a radiator

### BEDROOM 2

**12' 2" x 8' 2" (3.73m x 2.51m)**

Double glazed window, built in wardrobes and a radiator

### BEDROOM 3

**7' 3" x 8' 6" (2.23m x 2.60m)**

Double glazed window and a radiator

### GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite fitted low level W.C, hand wash basin with mixer taps, vanity units/storage, corner glazed shower cubicle with shower, paneled walls, paneled ceiling with spotlights and a radiator

### YARD

Access gate, paved seating area and a water tap

### VIEWING

Key accompanied

Draft particular subject to client approval

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

### 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.

