



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.



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Tenure
Freehold

Council Tax Band
A

Contact Details

Registered Office
16 Cavendish Street
Barrow-in-Furness
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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.



**ROSS Estate
Agencies**

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Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Ferry Road | Barrow-in-Furness | LA14 2QE

Asking Price £49,950

- Calling All Landlords/Investors
- First Floor Flat On Barrow Island
- Ideal Location For BAE, Walney
- Stairs To First Floor
- Spacious Lounge
- Kitchen With Stairs Down To Rear Yard
- 2 Bedrooms
- Bathroom
- Central Heating, Double Glazing, Rear Yard
- Council Tax Band A





Property Description

Calling all investors/landlords.

Ideal opportunity to purchase a first floor flat on Barrow Island close to local amenities, transport links, local employer BAE and coastal beaches on Walney. The property would suit a variety of buyers and comprises of entrance hallway giving access to first floor landing, spacious lounge, kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and stairs down to rear yard. The property is being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/polite.churn.voters>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to first floor flat, spindle balustrade

LOUNGE

13' 8" x 11' 3" (4.17m x 3.45m)

Feature fire place with coal effect fire, fitted fridge/freezer, laminate flooring, a radiator and a door to

KITCHEN

Double glazed window, fitted 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, a radiator and a door to rear stairs down to the rear yard

LANDING

Spindle balustrade, access to loft, a radiator and doors to

BEDROOM 1

11' 1" x 11' 8" (3.40m x 3.58m)

Double glazed window, coved ceiling, storage cupboard and a radiator

BEDROOM 2

8' 9" x 8' 4" (2.68m x 2.55m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, corner shower cubicle with shower, storage cupboard (boiler) and a tiled splash

YARD

Steps down to rear yard with an access gate, there is also an outdoor cupboard/room accessed via the yard which has room and is plumbed in for a washing machine.

VIEWING

Key accompanied

Draft particular subject to client 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 - £30.00 Inc VAT

This is non refundable once the AML check has been carried out

