



**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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	
WWW.EPC4U.COM		

#### Tenure

Freehold

#### Council Tax Band

A

#### Contact Details

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01229 825636



**Witham Walk | Barrow-in-Furness | LA14 3XB**

**Asking Price £135,000**

- Well Presented Family Home
- Cul-De-Sac Location On Walney
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner
- Ground Floor Wash Room
- Family Bathroom, 2 Bedrooms
- Central Heating, Double Glazing
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A







## Property Description

We are delighted to bring to the market this end-terrace family home in a cul-de-sac location close to local schools, transport links, amenities and popular local beaches. The property offers excellent living accommodation comprising of entrance hall area leading to a spacious lounge, modern fitted kitchen/diner, ground floor wash room, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, front garden, good size rear garden with lawned area, raised decked area, shed and outhouse. The property will be sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/admit.joins.expose>

### FRONTAGE

Access gate to front garden

### VESTIBULE

Double glazed door

### ENTRANCE HALL

Stairs to first floor and doors to

### LOUNGE

**15' 0" x 11' 9" (4.58m x 3.60m)**

Double glazed windows and wall mounted fire

### KITCHEN/DINER

**9' 10" x 15' 1" (3.00m x 4.60m)**

Double glazed door, double glazed window, fitted wall and base drawer units with work tops to compliment, blank sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer, laminate flooring, tiled splash and under stairs store

### GROUND FLOOR SHOWER ROOM

Double glazed frosted window, low level W.C, floating hand wash basin with taps, wall mounted shower and a tiled splash

### LANDING

Storage cupboard and doors to

### BEDROOM 1

**14' 11" x 9' 3" (4.57m x 2.84m)**

Double glazed window and a radiator

### BEDROOM 2

**11' 8" x 11' 8" (3.58m x 3.56m)**

Double glazed windows, storage cupboard, access to loft and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, floating hand wash basin with taps, panel enclosed bath with shower over, mixer taps/shower head, part panelled walls

### GARDEN

Rear enclosed garden with lawned area, raised

decked area and a storage shed

### 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 - £25.00 + VAT  
 \*\*This is non refundable once the AML check has been carried out\*\*

