



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+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 14 | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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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Ancaster Street | Barrow-in-Furness | LA14 2SY

Asking Price £60,000

- Cash Buyers Only
- Semi Detached Fore Courted Property
- Popular Residential Area
- In Need Of Full Modernisation
- Hallway, Lounge
- Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Double Glazing, Rear Garden, Garage
- Shared Access To Rear
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Cash Buyers Only!!!

We are bringing to the market this semi-detached property in the popular location on Barrow Island, close to local amenities, transport links, popular primary school and BAE. The property has some issues as you will see once viewed. The property is in need of full renovation works and is priced to sell. The property comprises of entrance hallway, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from double glazing and shared side access to the rear enclosed garden and garage. Viewing is essential to purchase the property and its being sold with vacant possession.

SERVICES

Water, Telephone and Drainage

FRONTAGE

Fore courted with access gate to paved area, shared access to garage/rear garden and double glazed door to vestibule

VESTIBULE

Tiled flooring and door to entrance hall

ENTRANCE HALL

Stairs to first floor and doors to –

LOUNGE

10' 8" x 11' 1" (3.26m x 3.40m)

Double glazed window, picture rail, fireplace with fire and built in storage/shelving

DINING ROOM

14' 1" x 13' 3" (4.30m x 4.06m)

Double glazed window, under stairs storage, fireplace with fire, picture rail and door to kitchen

KITCHEN

12' 9" x 8' 0" (3.90m x 2.45m)

Double glazed window, double glazed door, fitted units, stainless steel sink unit with mixer taps and cooker point

LANDING

Spindle balustrade and doors to bedrooms and bathroom

BEDROOM 1

13' 10" x 10' 10" (4.23m x 3.31m)

Double glazed window, built in storage cupboard and picture rail

BEDROOM 2

6' 5" x 10' 10" (1.96m x 3.32m)

Double glazed window and built in storage cupboard (water tank)

BEDROOM 3

7' 0" x 9' 5" (2.14m x 2.89m)

Double glazed window

BATHROOM

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

AGENT NOTE

GARAGE

With up and over door

GARDEN

Rear enclosed garden with paved area, lawned area with plants and shrubs and open side access to garage and side of property

VIEWINGS

Key accompanied

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 **

AGENT NOTE

