

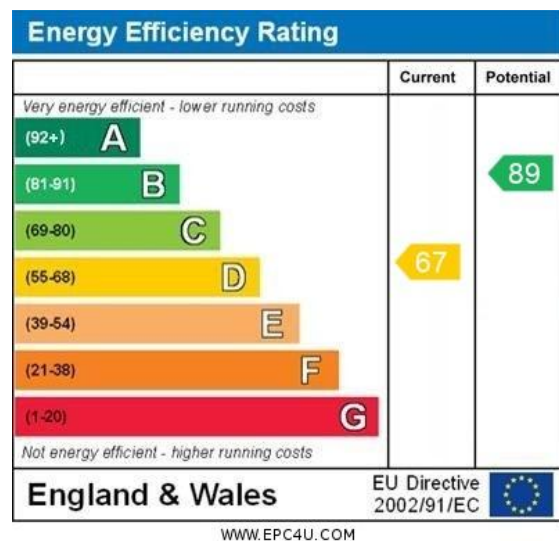
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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

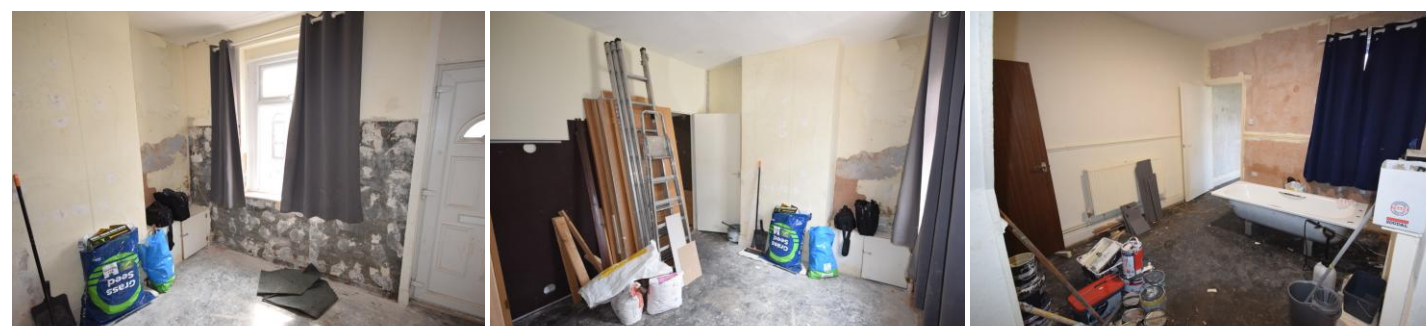
**Residential Sales Residential Lettings Commercial Sales & Lettings**

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



# ROSS

## Estate Agencies



**Fenton Street | Barrow-in-Furness | LA14 1DE**

**Asking Price £40,000**

- Mid Terrace Property
- Town Centre Location
- Cash Buyers Only
- Lounge, Dining Room
- Kitchen (Nothing In It)
- 2 Bedrooms
- Bathroom, CH, DG
- Rear Yard, Shed
- Vacant Possession
- Council Tax Band A







## Property Description

\*Calling All Landlords/Property Developers\*

We are bringing to the market this mid terrace property in need of full update and modernising throughout, a builder's dream, it's been emptied completely and being sold with vacant possession. The property comprises of lounge, dining room, kitchen (with nothing in it), 2 bedrooms with jack/jill doors to the hall to the bathroom. The property has double glazing, central heating and a rear yard with shed.

**\*\*CASH BUYERS ONLY\*\***

### SERVICES

Gas, Water, Telephone, Drainage, Electric

### LOCATION

<https://what3words.com/list.sweep.insect>

### FRONTAGE

Double glazed door

### LOUNGE

**10' 10" x 10' 2" (3.31m x 3.12m)**

Radiator, double glazed window, storage cupboard, door to

### DINING ROOM

**12' 4" x 11' 4" (3.77m x 3.46m)**

Radiator, double glazed window stairs to 1st floor, door to kitchen

### KITCHEN

**10' 7" x 6' 5" (3.25m x 1.96m)**

Double glazed door, double glazed window, plumbing for sink/washer, tiled flooring, boiler

### LANDING

Doors to

### BEDROOM 1

**12' 2" x 10' 4" (3.72m x 3.17m)**

Double glazed window, door to hallway to bathroom

### BEDROOM 2

**11' 4" x 9' 5" (3.47m x 2.89m)**

Radiator, double glazed window, dado rail, door to rear hallway to bathroom

### BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with taps

### YARD

Access gate, shed

### 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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

