



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	82
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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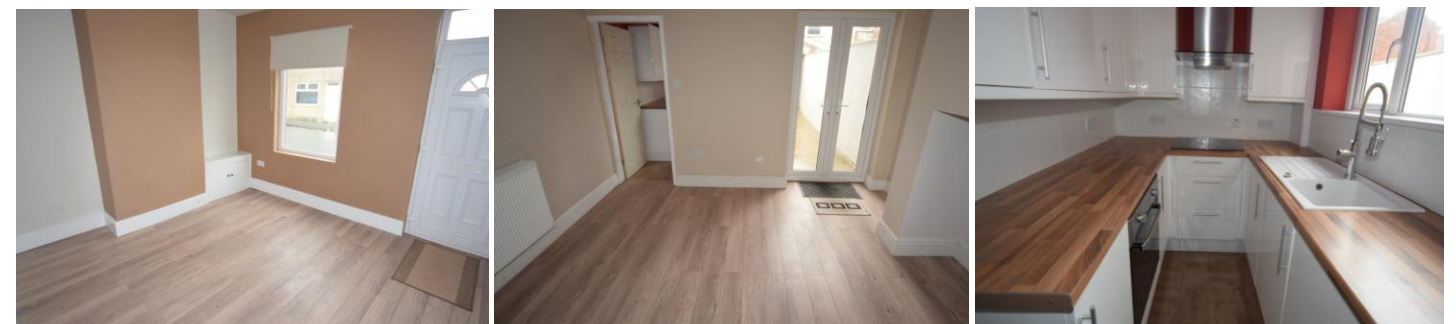
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Residential Sales Residential Lettings Commercial Sales & Lettings



**8 Lumley Street | Barrow-in-Furness | LA14 2EQ**

**Asking Price £72,000**

- Desirable Mid Terrace Home
- Easy Access Of Town Centre
- Ready To Move Into Condition
- Lounge, Living Room, Kitchen
- 2 Bedrooms And Bathroom
- Yard To Rear With 2 Store Sheds
- Gas C/H, uPVC D.G
- Ideal For A Couple/FTB
- Vacant Possession, No Chain
- Viewing Highly Recommended





## Property Description

### SERVICES

Gas, Water, Electric, Telephone, Drainage

### LOUNGE

**11' 11" x 10' 5" (3.63m x 3.18m)**

Having laminated wood flooring, 4 power points, 1 radiator, uPVC double glazed front door and uPVC double glazed window.

### LIVING ROOM

**12' x 11' 11" (3.66m x 3.63m)**

Having fireplace feature, laminated wood flooring, 6 power points, 1 radiator, 1 telephone point and uPVC double glazed double doors to the rear. Under stairs storage cupboard.

### KITCHEN

**9' 5" x 5' 11" (2.87m x 1.8m)**

Having white fronted wall and base storage cupboards, wood effect working surfaces, tiled surrounds, rebated sink unit, 4 ring electric hob, electric fan assisted oven, filter hood, fridge freezer, 8 power points and uPVC double glazed window.

### LANDING

Having access to bedroom 1 and 2.

### BEDROOM 1

**12' x 10' 6" (3.66m x 3.2m)**

Having 2 power points, 1 radiator, uPVC double glazed window and fold down ladder to boarded attic.

### BOARDED ATTIC

**17' 4" x 10' 5" (5.28m x 3.18m)**

Having laminated wood flooring and wall light.

### BEDROOM 2

**12' x 11' 11" (3.66m x 3.63m)**

Having 4 power points, 1 radiator, laminated wood flooring, uPVC double glazed window and wall mounted gas central heating combi boiler. Bedroom 2 has direct access to the bathroom.

### BATHROOM

**9' 5" x 5' 11" (2.87m x 1.8m)**

Having white suite with bath, WC, wash basin, 1 radiator, tiled surrounds, laminated wood flooring and uPVC double glazed window.

### YARD

Having yard to rear with 2 store sheds.

### VIEWING

Key accompanied



### MORTGAGE SERVICES

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.

