



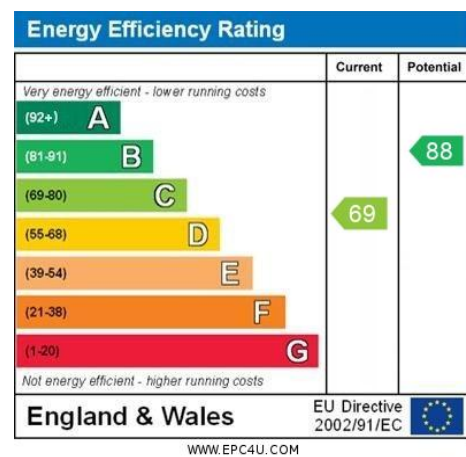
Lucy Boardman (Formerly Lloyds Bank) -

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.



Tenure
Freehold

Council Tax Band
A

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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.



Buckleuch Street | Barrow-in-Furness | LA14 1BZ

Offers Over £45,000

- Calling All Landlords/Investors!!!
- Mid Terrace Property
- Ideal Addition To Rental Portfolio
- In Need Of Modernising/Updating
- Lounge, Kitchen/Diner
- Ground Floor Bathroom, 3 Bedrooms
- Rear Yard, CH, DG
- Offers The Advantage Of 3 Bedrooms
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Landlords/Investors!!!

We are bringing to the market this mid terrace property in the popular town centre location close to local amenities, transport links and schools. The property is in need of modernising and updating, which is reflected in the asking price. It would be an ideal addition to a rental portfolio. The property comprises of vestibule, lounge, spacious kitchen/diner, rear hall, ground floor bathroom and to the first floor are 3 bedrooms. The property benefits from double glazing, central heating and rear yard (currently overgrown with shrubs and weeds). This is an ideal opportunity to purchase a good size property which offers the advantage of 3 bedrooms and is being sold with vacant possession. No back door key available at the time of viewing.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Door to vestibule

VESTIBULE

Borrowed frosted window and door to lounge

LOUNGE

13' 2" x 11' 3" (4.03m x 3.45m)

Double glazed window, radiator and door to kitchen/diner

KITCHEN/DINER

13' 1" x 12' 5" (3.99m x 3.81m)

Double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, radiator, stairs to first floor and door to bathroom

GROUND FLOOR BATHROOM

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

REAR HALL

Double glazed door (no key at the time of viewing), tiled flooring and door to ground floor bathroom

LANDING

Access to loft, radiator and doors to bedrooms

BEDROOM 1

13' 2" x 11' 0" (4.03m x 3.37m)

Double glazed window, built in wardrobe and radiator

BEDROOM 2

9' 10" x 12' 8" (3.02m x 3.87m)

Double glazed window, built in wardrobes/storage and radiator

BEDROOM 3

8' 7" x 7' 2" (2.62m x 2.19m)

Double glazed window, boiler and radiator

VIEWINGS

Key accompanied

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.

