



**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>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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

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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**Grosvenor Street | Barrow-in-Furness | LA14 4AH**

**Asking Price £79,950**

- Fore Courted Mid Terrace Property
- Popular Residential Area
- Close To Local Schools
- Lounge, Fitted Kitchen
- 2 Bedrooms
- Family Bathroom
- Loft Room
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A

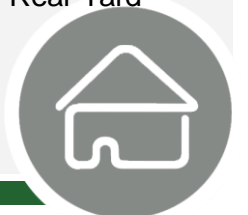


**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

\*\*\*CALLING ALL LANDLORDS/PROPERTY DEVELOPERS!\*\*\*

We are pleased to bring to the market this fore courted mid terrace property in a popular location close to local amenities, transport links and schools. Internally the property comprises of lounge, fitted kitchen/diner, ground floor cloaks/w.c, 2 bedrooms and a family bathroom. The property benefits from central heating, double glazing, loft room and rear yard. Some updating is required which is reflected in the asking price and is being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/youth.slim.vine>

### FRONTAGE

Access gate to front fore courted paved area and a double glazed door to

### LOUNGE

**14' 4" x 12' 7" (4.38m x 3.85m)**

Double glazed window, feature fire surround with fire and a coved ceiling

### KITCHEN

**12' 4" x 14' 2" (3.77m x 4.34m)**

Double glazed window, double glazed door, fitted wall and base drawer units with worktops to compliment,

inset one and a half bowl sink unit with mixer taps, integrated double oven, 4 ring hob, breakfast bar, dish washer and a tiled splash

### CLOAKS/W.C

Low level W.C, hand wash basin with taps and a spotlight ceiling

### LANDING

Stairs to loft room, a radiator and doors to

### BEDROOM 1

**13' 1" x 10' 5" (4.00m x 3.18m)**

Double glazed window and a wall mounted fire

### BEDROOM 2

**12' 11" x 7' 7" (3.95m x 2.33m)**

Double glazed window, storage cupboard and a radiator

### LOFT ROOM

**14' 5" x 12' 4" (4.41m x 3.77m)**

Double glazed Velux window, radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed shaped bath with telephone style mixer taps, shower head and part paneled walls

### VIEWINGS

Key accompanied

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

