

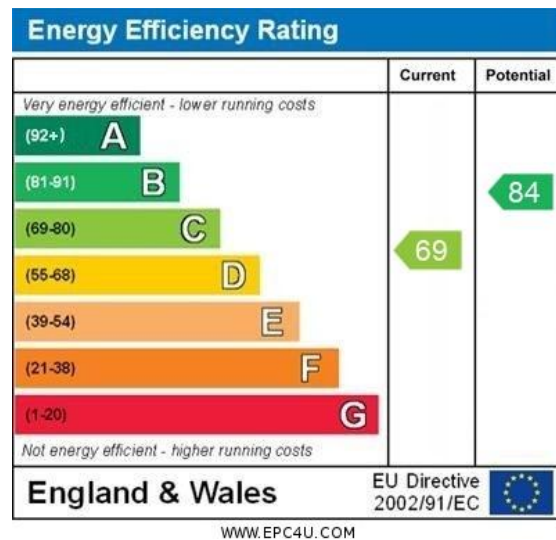
Lucy Boardman (Formerly Lloyds Bank) -

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. To ensure their accuracy, they should not be relied upon and measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Granville Street | Barrow-in-Furness | LA14 5RY

Asking Price £94,950

- Well Presented Mid Terrace Property
- Popular Residential Area
- Lounge Open To Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Central Heating, Double Glazing
- Rear Yard With Seating Area
- Vacant Possession/Ready To Move Into
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in a popular residential area close to local amenities, schools and transport links. The property comprises of lounge open to dining room, fitted kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear enclosed yard with seating area. The property would suit a variety of buyers as it is ready to move into or an ideal addition to a rental portfolio, it's also being sold with vacant possession. Viewing highly recommended

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/pages.shirts.outer>

FRONTAGE

Double glazed door to

DINING ROOM

12' 1" x 10' 5" (3.69m x 3.20m)

Radiator, double glazed window, picture rail, open to lounge, coved ceiling

LOUNGE

12' 0" x 12' 0" (3.68m x 3.67m)

Radiator, double glazed window, feature fireplace with coal effect fire, coved ceilings, picture rail, door to kitchen, stairs to 1st floor

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated double oven, 4 ring hob with extractor over, plumbing for a washer, tiled splash, spot light ceiling

LANDING

Doors to

BEDROOM 1

12' 1" x 10' 7" (3.70m x 3.24m)

Radiator, double glazed window, over stairs storage, picture rail

BEDROOM 2

12' 4" x 12' 2" (3.77m x 3.73m)

Radiator, double glazed window, picture rail, coved ceiling, door to

BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with telephone style mixer taps/shower head, tiled splash, boiler

YARD

Access gate, paved seating area, tap/water/hose, outside electrics

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**

