

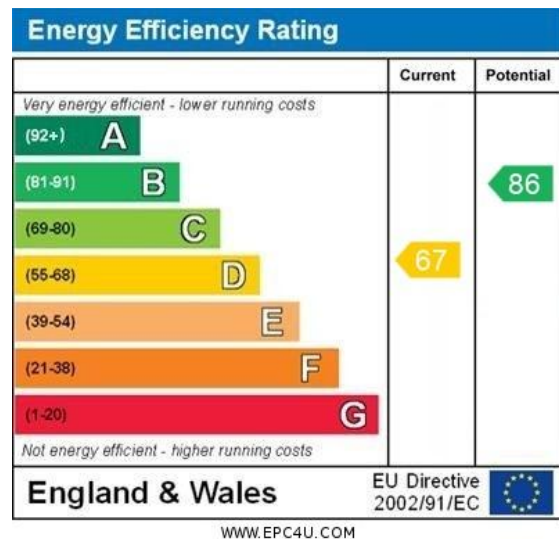
Lucy Boardman (Formerly Lloyds Bank) -

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.



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ROSS

Estate Agencies



Portsmouth Street | Barrow-in-Furness | LA14 3AJ Asking Price £115,000

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Close To Local Schools/Beaches/BAE
- Lounge, Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented mid terrace property in the popular residential area of Walney, close to local amenities transport links, schools, beaches and local employer BAE. The property comprises of lounge leading to the dining room, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and rear yard. The property would suit a variety of buyers and will be sold with vacant possession, measurements and photographs to follow

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/hurls.shows.lawn>

FRONTGE

Double glazed door

ENTRANCE HALL

Stairs to first floor and door to

LOUNGE

Double glazed window, wall mounted fire, coved ceiling, laminate flooring, radiator, open archway to

DINING ROOM

10' 4" x 14' 8" (3.15m x 4.48m)

Double glazed patio doors to rear, laminate flooring, under stairs storage, radiator and door to kitchen

KITCHEN

Double glazed door, double glazed window, fitted wall base drawer units with worktops to compliment, inset black 1 1/2 bowl with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, spotlight ceiling

LANDING

Access to loft and doors to

BEDROOM 1

12' 5" x 11' 3" (3.79m x 3.45m)

Double glazed window, built in double door wardrobes with hanging shelving, radiator, feature ornate fireplace

BEDROOM 2

10' 2" x 7' 5" (3.10m x 2.28m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, tiled splash

YARD

Access gate, paved seating area, with storage shed and water tap

AGNET 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 + VAT **
This is non refundable once the AML check has been carried out **

