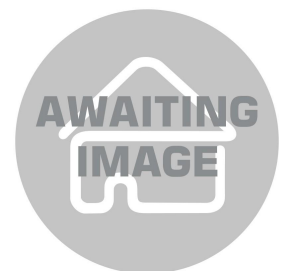


ROSS Estate Agencies



Brighton Street | Barrow-in-Furness | LA14 5HE

Asking Price £199,950

- Mid Terrace Extensive Family Home
- Popular Residential Area Off Abbey Road
- Hallway, Bay Window Lounge/Room
- Dining Room, Fitted Kitchen/Diner
- 3 Bedrooms, 2 With En-Suites
- Family 4PS Bathroom
- CH, DG, Rear Yard, Front Garden
- Ready To Move Into/Rent Out
- Vacant Possession
- Council Tax Band B

This brochure is a true and accurate description of the named property Signed Date



Description

We are delighted to bring to the market this well presented mid terrace extensive family home, ready to move into, in the popular residential area off Abbey Road, close to local amenities, transport links, schools etc. The property boasts excellent living accommodation comprising of vestibule, hallway, bay window lounge/room, dining room, fitted kitchen/diner, 3 further bedrooms with 2 en-suites and family bathroom. The property benefits for central heating, double glazing, easy maintenance front garden, rear yard with store. The property would suit a variety of buyers, as it's being sold as seen, ready to move into, or with the relevant paperwork/license (HMO) could rent the rooms out dressed. The property is being sold with vacant possession.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/when.grapes.kicks>

FRONT GARDEN

Access gate, paved area with raised easy maintenance garden with paved/shale area

FRONTAGE

Double glazed door to

VESTIBULE

Coved ceiling, laminate flooring, door to

HALLWAY

Stairs to 1st floor, radiator, laminate flooring, coved ceiling, door to

LOUNGE/ROOM 1

11' 8" x 13' 9" (3.56m x 4.20m)

Double glazed bay window, radiator, laminate flooring, and coved ceiling

DINING ROOM

12' 9" x 11' 6" (3.90m x 3.53m)

Double glazed patio doors, radiator, laminate flooring, under stairs storage, coved ceiling and door to

KITCHEN/DINER

24' 1" x 9' 6" (7.35m x 2.90m)

Double glazed door, double glazed window, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated dishwasher, cooker point, plumbing for washer, glass display unit, wine rack, radiator, laminate flooring, spotlight ceiling and breakfast bar

LANDING

Spindle staircase/balustrade, radiator, access to loft with pull down ladder

BEDROOM 1

15' 1" x 11' 11" (4.62m x 3.64m)

Double glazed window, picture rail, radiator and door to en-suite

EN-SUITE

Low level WC, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower, towel rail, tiled splash and tiled flooring

BEDROOM 2

6' 6" x 12' 8" (2.75m x 3.87m)

Double glazed window, radiator and picture rail

BEDROOM 3

8' 7" x 10' 9" (2.64m x 3.28m)

Double glazed window, radiator and door to en-suite

EN-SUITE

Double glazed window, low level WC, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with shower, towel rail and tiled splash

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC with hand wash basin, fitted vanity unit, freestanding bath with mixer taps/showerhead, corner shower cubicle with double headed shower, towel rail, radiator, tiled splash and spotlight ceiling

REAR YARD

Access gate, water tap, store with power light

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 + VAT

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

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

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 **unbiased** 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.



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

B

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings

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