

ROSS Estate Agencies

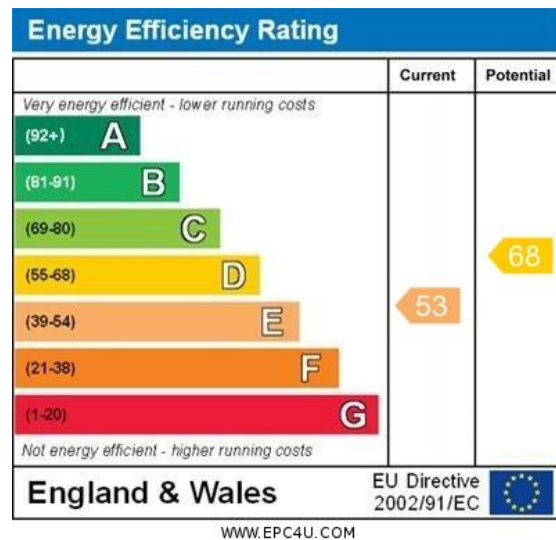
Lucy Boardman (Formerly Lloyds Bank) -

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.

Tenure
Freehold

Council Tax Band
A

Contact Details

16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossstateagencies.com

sales@rossstateagencies.co.uk

01229 825636



Derby Street | Barrow-in-Furness | LA13 9TG

Asking Price £132,500

- Fore Courted Mid Terrace Home
- Popular Location
- Entrance Hall Area
- Spacious Lounge, Dining Room
- Kitchen, Utility Area
- 3 Double Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Rear Yard With An Outhouse
- Vacant Possession
- Viewing Highly Recommended



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossstateagencies.co.uk
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this family size fore courted mid terrace property in the popular residential area, close to local schools, amenities, transport and Barrow park. This property comprises of; an entrance hallway, spacious lounge open to the dining room, kitchen with utility area, landing giving access to 3 double bedrooms and a bathroom. The property benefits from gas central heating, double glazing and a rear yard with double gates and an outhouse. The property is ready to move in condition and is being sold with vacant possession. Viewing Recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

FRONTAGE

Having fore courted garden area with seating area, access gate and door leading to vestibule.

VESTIBULE

Having double glazed door, laminate flooring, dado rail and door to entrance hall.

ENTRANCE HALL

Having laminate flooring, dado rail, stairs to 1st floor and door to dining room.

DINING ROOM

10' 11" x 13' 3" (3.35m x 4.06m)

Having double glazed window, laminate flooring, door to kitchen and open to the lounge.

LOUNGE

14' 7" x 10' 3" (4.46m x 3.14m)

Having double glazed windows, laminate flooring, wall mounted pebble effect fire and a radiator.

KITCHEN

13' 6" x 8' 8" (4.13m x 2.65m)

Having double glazed window, double glazed door, under stairs storage, fitted wall and base storage units with work tops to compliment, integrated oven/hob with extractor over, inset 1 1/2 bowl sink unit with mixer taps, plumbing for washing machine and dish washer and a tiled splash area.

UTILITY ROOM

Having double glazed window, plumbing for washing machine and laminate flooring.

LANDING

Having spindle balustrade, dado rail, access to loft and doors to all rooms.

BEDROOM 1

14' 8" x 14' 3" (4.48m x 4.36m)

Having double glazed window, coved ceiling and a radiator.

BEDROOM 2

13' 6" x 9' 1" (4.14m x 2.77m)

Having double glazed window, radiator and laminate flooring.

BEDROOM 3

10' 8" x 8' 8" (3.27m x 2.66m)

Having double glazed window, radiator and built in storage.

BATHROOM

Having double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with taps, panel enclosed bath with double headed shower over, paneled walls and paneled ceiling.

REAR YARD

Having seating area, double gates and an outhouse.

VIEWING

Key accompanied.

