



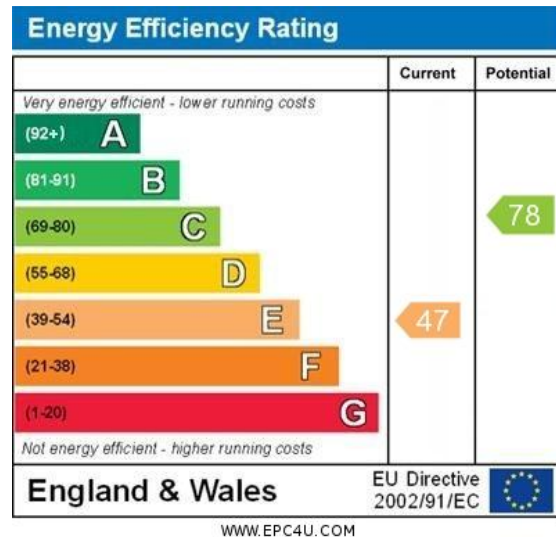
**Lucy Boardman** (Formerly Lloyds Bank) -

**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**  
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**Greengate Street | Barrow-in-Furness | LA14 1HB**

**Asking Price £74,950**

- Mid-Terrace Property
- Easy Access To Town Centre
- Deceptively Spacious Throughout
- Entrance Hall, Lounge, Dining Room
- Kitchen, Family Bathroom
- 3 Bedrooms
- UPVC Double Glazing, Gas C/Heating
- Rear Yard
- Ideal For Rental Market
- Council Tax Band A



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are pleased to bring to the market this spacious mid-terrace property with easy access to the town centre, close to amenities, transport links and popular schools. The property boasts excellent living accommodation comprising of lounge, dining room, kitchen, 3 bedrooms and a large bathroom. The property benefits from gas central heating, double glazing and a rear yard. The property would suit a variety of buyers however, the rental market would achieve a good yield.

### SERVICES

Water. Gas. Electric. Telephone. Drainage

### ENTRANCE HALL

Having uPVC double glazed front door, cornice, access to the lounge, living room and stairs.

### LOUNGE

**11' 6" x 7' 6" (3.53m x 2.29m)**

Having uPVC double glazed window, 1 power point, 1 radiator and cornice.

### DINING ROOM

**11' 10" x 11' 1" (3.63m x 3.4m)**

Having uPVC double glazed window, 5 power points, 1 radiator, 1 TV point, 1 telephone point and under stairs storage cupboard.

### KITCHEN

**13' 5" x 5' 1" (4.09m x 1.55m)**

Having uPVC double glazed window, uPVC double glazed door to the rear, wall and base storage cupboards, wood effect worktops, rebated stainless steel sink unit, 4 ring electric hob, electric fan assisted oven, filter hood, tiled floor, breakfast bar, 7 power points and 1 radiator.

### LANDING

Access to bedroom 1 and 2.

### BEDROOM 1

**12' 0" x 11' 3" (3.66m x 3.43m)**

Having uPVC double glazed window, 4 power points, 1 radiator and 1 TV point.

### BEDROOM 2

**11' 1" x 8' 9" (3.4m x 2.67m)**

Having uPVC double glazed window, 3 power points and 1 radiator.

### SECOND FLOOR LANDING

1 power point, access to bedroom 3 and bathroom.

### BEDROOM 3

**12' 0" x 11' 1" (3.68m x 3.4m)**

Having uPVC double glazed window, 2 power points and 1 radiator.

### BATHROOM

**12' 2" x 10' 7" (3.71m x 3.23m)**

Having uPVC double glazed window, white suite with bath, W/C, washbasin, separate walk in shower cubicle with rainfall and traditional shower heads, radiator and built in cupboard with gas central heating condensing boiler.

### YARD AREA

Enclosed yard to rear that makes an ideal seating area.

### VIEWING

Key Accompanied

Draft Particulars 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.

