



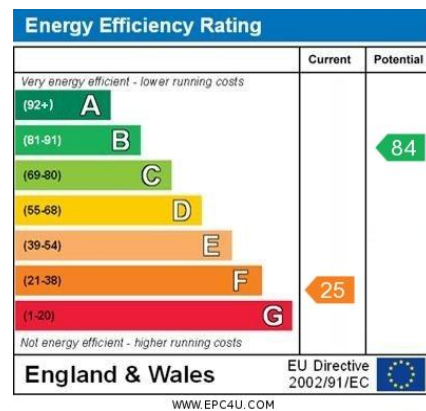
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



**Roose Road | Barrow-in-Furness | LA13 9RJ**

**Asking Price £144,950**

- Fore Courted Mid-Terrace Property
- Popular Residential Area
- Hall, Bay Window Lounge
- Dining Room, Kitchen
- 3 Bedrooms, Bathroom
- Double Glazing, Garage
- Easy Maintenance Front/Rear Gardens
- Updating Is Required
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this fore courted bay window mid-terrace property in a popular location close to local schools, transport links and amenities. The property comprises of entrance hallway giving access to bay window lounge, open to the dining room, kitchen, 3 bedrooms and a bathroom. The property benefits from double glazing, rear garage, easy maintenance front/rear garden. The property would suit a variety of buyers as the property does need some updating which is reflected in the asking price. It is also being sold with vacant possession.

### SERVICES

Water, electric, telephone, drainage

### FRONTAGE

Access gate to front garden with lawned area, plants/shrubs

### VESTIBULE

Double glazed door to

### ENTRANCE HALLWAY

Double glazed frosted window, stairs to first floor, dado rail, under stairs storage, door to

### LOUNGE

**12' 4" x 10' 3" (3.76m x 3.13m)**

Double glazed bay window, picture rail fire surround and open to

### DINING ROOM

**10' 4" x 10' 5" (3.16m x 3.18m)**

Double glazed window, picture rail and a fire surround with an open fire place

### KITCHEN

Double glazed window, double glazed door, wall mounted heater, fitted wall base drawer units with worktops to compliment, inset stainless steel sink unit with taps, glass display units, cooker point, breakfast bar and a tiled splash

### LANDING

Loft access with pull down ladder, doors to

### BEDROOM 1

**9' 10" x 13' 2" (3.01m x 4.03m)**

Double glazed bay window, picture rail

### BEDROOM 2

**9' 9" x 10' 3" (2.99m x 3.14m)**

Double glazed window

### BEDROOM 3

**6' 11" x 6' 9" (2.11m x 2.06m)**

Double glazed window

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with taps, vanity unit/storage, shaped panel enclosed bath with telephone style mixer taps/shower head, shower over and a tiled splash

### GARAGE

**9' 1" x 22' 9" (2.79m x 6.95m)**

Electric door, double glazed window double glazed door to rear garden, power/light

### GARDEN

Paved seating area, lawned area with plants/shrubs, outside electrics, access gate and access to garage

### VIEWING

Key accompanied

Draft particular 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.

