



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.



Mill Bank | Barrow-in-Furness | LA14 4AP

Asking Price £95,000

- Calling All Landlords/Investors
- Good Size Family Home
- In Need Of Modernising Throughout
- Hall Area, Spacious Lounge
- Kitchen/Diner
- 3 Bedrooms, Bathroom
- Double Glazing
- Gardens To Front/Rear
- Vacant Possession
- Council Tax Band A, Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	32
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

WWW.EPC4U.COM

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

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

CALLING ALL LANDLORDS/PROPERTY DEVELOPERS

We are bringing to the market this good size family home in a popular residential area close to local amenities, transport links and local primary schools. The property is in need of modernising throughout which is reflected in the asking price. The property comprises of hall area giving access to a spacious lounge, kitchen/diner and utility area which gives access to the front and rear of the property. The first floor offers 3 good size bedrooms and bathroom with a separate cloaks/wc. The property benefits from double glazing and gardens to front and rear with outhouse. Viewing is recommended as it would suit a variety of buyers.

SERVICES

Electric, Water, Telephone and Drainage

FRONTAGE

Pathway leading to door, small hedged front garden with lawn (overgrown)

ENTRANCE HALL

10' 2" x 4' 3" (3.1m x 1.3m)

uPVC front door, leading to lounge, kitchen and staircase, cupboard housing electric meter and telephone point

LOUNGE

18' 6" x 11' 10" (5.64m x 3.61m)

uPVC double glazed window, uPVC double glazed French doors, windows to side, leading to rear garden, tiled fire surround with fire, tv point and door to kitchen

KITCHEN/DINER

13' 6" x 10' 2" (4.11m x 3.1m)

uPVC double glazed window, plumbing for washing machine, base and wall cupboards, stainless steel rebated sink, small cupboard space (under stair), door to ginnel leading to front and rear of property and doors leading to lounge/entrance hall

LANDING

Leading to 3 bedrooms, bathroom and separate w.c., cupboard housing water tank, electric radiator and access to loft

BEDROOM 1

12' 2" x 11' 10" (3.71m x 3.61m)

uPVC double glazed window, fire, fireplace, surround and built in cupboard

BEDROOM 2

10' 10" x 9' 1" (3.3m x 2.77m)

uPVC double glazed window and built in cupboard

BEDROOM 3

9' 0" x 7' 9" (2.74m x 2.36m)

uPVC double glazed window and built in cupboard

SEPARATE WC

4' 4" x 2' 09" (1.32m x 0.84m)

uPVC double glazed window and white w.c.

BATHROOM

5' 11" x 4' 07" (1.8m x 1.4m)

uPVC double glazed window, white bath and wash basin and tiled walls

GARDEN

Overgrown, partly paved, 2 brick outbuildings used for storage

VIEWINGS

Key accompanied

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.

