



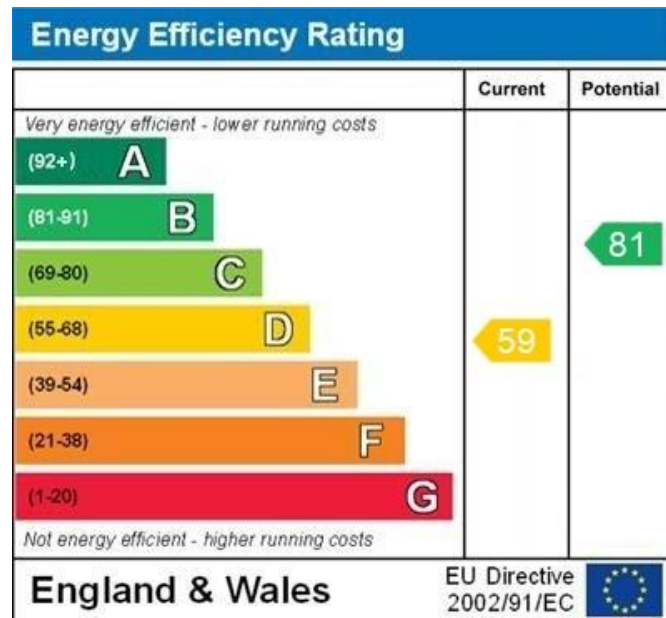
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**Duncan Street | Barrow-in-Furness | LA14 2NX**

**Asking Price £82,950**

- CASH BUYERS ONLY!
- Ready To Let End Terrace Property
- Close To Local Amenities/BAE
- Sold Unfurnished
- 2 Reception Rooms, Fitted Kitchen
- 2 Bedrooms, Bathroom
- Good Size Loft Room
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A, Freehold





## Property Description

### CASH BUYERS ONLY!

We have a great addition to your rental portfolio. A ready to let end-terrace property in the town center, close to local amenities, transport links and BAE. The property comprises of 2 reception rooms, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, a good size loft room and rear yard. The property is being sold with vacant possession. Viewing is highly recommended to anyone looking at getting into the rental market as its ready to bring in income straight away.

\*\*\*Please note - there is an electrical substation near the property. \*\*\*

### SERVICES

Gas, water, electric, telephone and drainage

### FRONTAGE

Double glazed door to vestibule

### VESTIBULE

Door to lounge

### LOUNGE

**13' 1" x 9' 6" (4.00m x 2.91m)**

Double glazed window, storage cupboard, under stairs storage, stairs to first floor, radiator and door to sitting room

### SITTING ROOM

**11' 1" x 12' 9" (3.40m x 3.91m)**

Double glazed window, wall mounted fire and door to kitchen

### KITCHEN

Double glazed window, fitted wall and base storage units with work tops to compliment, glass display unit, stainless steel one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, breakfast bar, tiled splash, spotlight ceiling and radiator

### LANDING

Spindle staircase to second floor and doors to –

### BEDROOM 1

**9' 6" x 13' 0" (2.90m x 3.98m)**

Double glazed window, under stairs storage and radiator

### BEDROOM 2

**6' 7" x 9' 3" (2.01m x 2.82m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level W.C, pedestal hand wash basin with taps, walk in shower cubicle with shower (boiler), tiled splash and radiator

### SPINDLE BALUSTRADE TO LOFT ROOM

### LOFT ROOM

**12' 0" x 16' 2" (3.68m x 4.93m)**

Double glazed velux window, storage in eaves and radiator

### YARD

Access gate, raised flower beds and water tap

### VIEWING

Key accompanied

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 \*\*

### AGENT NOTE

