



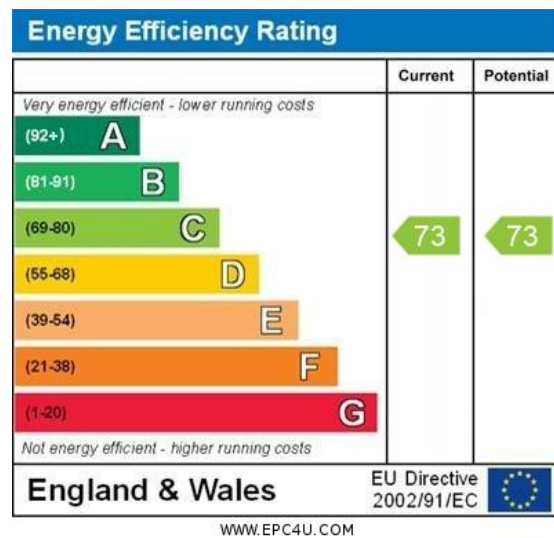
Lucy Boardman (Formerly Lloyds Bank) -

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

Leasehold

Council Tax Band

A

Contact Details

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

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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



Longmynd Avenue | Barrow-in-Furness | LA14 5BW Asking Price £74,950

- First Floor Leasehold Flat
- Suit A Variety Of Buyers
- Quiet Residential Area
- Hallway, Spacious Lounge
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom, Separate Cloaks/WC
- Double Glazing, Central Heating
- Vacant Possession
- Council Tax Band A, Leasehold (Lease 95 Years)





Property Description

We are pleased to bring to the market this leasehold 1st floor flat in a popular location close to local amenities and transport links. The property comprises of communal stairwell leading to hallway, spacious lounge, fitted kitchen, 2 double bedrooms, bathroom and separate cloaks/wc. The property benefits from central heating, double glazing and outside communal areas. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Communal stairwell leading to first floor flat and double glazed door to hallway

HALLWAY

Laminate flooring, radiator, borrowed frosted window, storage cupboard and doors to all rooms

LOUNGE

16' 0" x 12' 9" (4.88m x 3.89m)

Double glazed windows, radiator, borrowed frosted window, feature fire surround with fire, coved ceiling and door to kitchen

KITCHEN

Double glazed windows, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, glass display cabinet, plumbing for washer, tiled walls and door to hallway

BEDROOM 1

12' 6" x 10' 0" (3.83m x 3.06m)

Double glazed window, picture rail and radiator

BEDROOM 2

12' 6" x 10' 9" (3.83m x 3.29m)

Double glazed window, built in wardrobes and radiator

WALK IN STORAGE/UTILITY ROOM

7' 10" x 4' 7" (2.41m x 1.41m)

With power and light

BATHROOM

Double glazed frosted window, panel enclosed bath with taps, hand wash basin with taps, tiled splash and radiator

CLOAKS/WC

Double glazed frosted window, low level w.c and radiator

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.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

