



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(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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Marsh Street | Barrow-in-Furness | LA14 2BZ

Asking Price £67,500

- Calling All Landlords/Investors
- Mid Terrace Property
- Popular Residential Area
- 2 Reception Rooms
- Kitchen
- 2 Bedrooms, Bathroom
- CH, DG, Rear Yard
- Ideal Addition To Rental Portfolio
- Vacant Possession
- Council Tax Band A, Freehold



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Calling all landlords/investors!!

We are bringing to the market this mid terrace property in a popular location close to local amenities, transport links and schools etc. The property would suit a variety of buyers/investors as it would be an ideal addition to a rental portfolio. The property comprises of 2 reception rooms, kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard with outhouse. The property is being sold with vacant possession and viewings are recommended.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Double glazed door to vestibule

VESTIBULE

Door to lounge

LOUNGE

10' 11" x 13' 4" (3.35m x 4.08m)

Double glazed window, fire surround, storage cupboard, frosted borrowed window, tv point and stairs to first floor

DINING ROOM

13' 3" x 12' 0" (4.05m x 3.67m)

Double glazed window, borrowed frosted window and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled walls, tiled flooring and radiator

LANDING

Doors to bedrooms

BEDROOM 1

13' 8" x 11' 1" (4.18m x 3.40m)

Double glazed window and radiator

BEDROOM 2

12' 1" x 12' 0" (3.70m x 3.66m)

Double glazed window, storage cupboard, radiator and door to bathroom

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head, tiled walls, tiled flooring and radiator

YARD

Rear enclosed yard with access gate

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****

