



72 MARSH STREET, Barrow

### 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 and 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

Registered Office  
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01229 825636



### Marsh Street | Barrow-in-Furness | LA14 2AA

Asking Price £65,000

- Calling All Landlords/Investors
- Ideal Addition To A Rental Portfolio
- Selling With Tenants In Situ
- Hallway, Lounge
- Dining Room, Kitchen
- 2 Bedrooms, Spacious Bathroom
- CH, DG, Rear Yard
- Close To Local Amenities
- Viewing Highly Recommended
- Council Tax Band A



**ROSS** Estate Agencies

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## Property Description

Calling all landlords/investors!!

We are selling a Landlord's portfolio with several properties including this mid terrace property in a popular location close to local amenities, schools, town centre and BAE. The property is being sold with tenant in situ. The property comprises of entrance hallway, dining room, lounge, kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard. The property would be an ideal addition to a rental portfolio

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Double glazed door

### VESTIBULE

Laminate flooring, door to

### ENTRANCE HALLWAY

Laminate flooring, stairs to first floor, coved ceiling, doors to

### LOUNGE

**12' 10" x 14' 2" (3.92m x 4.32m)**

Double glazed window, feature fire surround with fire, laminate flooring, under stairs storage, radiator and door to

### DINING ROOM

**9' 3" x 12' 5" (2.82m x 3.79m)**

Double glazed window, feature fire surround with fire, laminate flooring, coved ceiling and a radiator

### KITCHEN

**13' 2" x 7' 1" (4.03m x 2.17m)**

Double glazed windows, double glazed door, fitted wall and base drawer units with work tops to compliment, inset stainless steel sink unit with taps, cooker point, plumb for washer, laminate flooring and a radiator

### LANDING

Spindle balustrade, access to loft, doors to

### BEDROOM 1

**12' 0" x 14' 2" (3.66m x 4.33m)**

Double glazed window and a radiator

### BEDROOM 2

**8' 8" x 13' 2" (2.65m x 4.02m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over, part paneled walls, paneled ceiling and a storage cupboard

### YARD

Access gate, artificial grass

### VIEWING

Key accompanied

Anti-Money Laundering checks cost - £25.00 + VAT

\*\*This is non refundable once the AML check has been carried out\*\*

### 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.

