



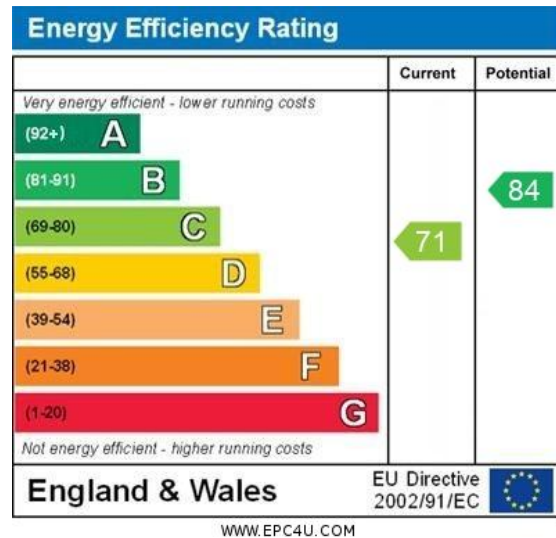
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Kendal Street | Barrow-in-Furness | LA14 5HH

Asking Price £140,000

- Mid Terrace Fore Courted Property
- Popular Residential Area
- Hallway, Bay Windowed Lounge
- Dining Room, Kitchen
- 2 Double Bedrooms
- Bathroom
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented fore courted mid terrace property in the popular location behind Oxford Street, close to local amenities, transport links and schools. The property comprises of entrance hallway, bay windowed lounge, dining room, kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and rear yard with paved seating area and storage shed. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to fore courted area, double glazed to vestibule

VESTIBULE

Dado rail, laminate flooring, coved ceiling and door to entrance hall

ENTRANCE HALL

Dado rail, laminate flooring, stairs to first floor, radiator and door to lounge

LOUNGE

14' 0" x 10' 6" (4.29m x 3.22m)

Double glazed bay window, picture rail, coved ceiling with ceiling rose, feature fire surround with coloured tiles, coal effect fire and open archway to dining room

DINING ROOM

11' 11" x 9' 6" (3.65m x 2.90m)

Double glazed window, picture rail, open archway to lounge, coved ceiling, radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, cooker point, stainless steel sink unit with mixer taps, plumbing for washer, tiled splash, tiled flooring, under stairs storage and radiator

LANDING

Spindle staircase/balustrade, access to loft, dado rail, radiator and doors to bedrooms and bathroom

BEDROOM 1

14' 6" x 11' 1" (4.43m x 3.40m)

Double glazed windows, coved ceiling and radiator

BEDROOM 2

12' 1" x 8' 9" (3.70m x 2.69m)

Double glazed window, coved ceiling and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, shaped panel enclosed bath with shower over, tiled splash, laminate flooring, storage cupboard and radiator

YARD

Paved seating area, access gate, water tap and storage shed

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.

