



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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Tenure
Freehold

Council Tax Band
A

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School Street | Barrow-in-Furness | LA14 2JW

Asking Price £99,950

- Mid Terrace Property
- Calling All Landlords/Investors
- 2 Reception Rooms
- Kitchen
- Double Glazing, Rear Yard, Cellar
- Ideal Addition To Rental Portfolio
- Viewing Recommended
- In Need Of Modernizing
- Vacant Possession
- Council Tax Band A, Freehold





Property Description

Calling all landlords!

Ideal opportunity to purchase a four courted mid terrace property in a popular location close to local amenities, transport links, schools and BAE. The property is in need of updating/modernising however this is reflected in the asking price. The property benefits from entrance hallway, 2 good size reception rooms, kitchen, cellar and 4 bedrooms in total over 2 floors with a bathroom. The property has double glazing (except small Velux) and a rear yard. The property would be an ideal addition to a rental portfolio, it is also being sold with vacant possession.

SERVICES

Water, Telephone, Electric and Drainage.

FRONTAGE

Access gate to four courted area and double glazed door.

VESTIBULE

Picture rail and door to-

ENTRANCE HALL

Dado rail, coved ceiling, stairs to first floor and doors to-

LOUNGE

12' 0" x 16' 6" (3.66m x 5.04m)

Double glazed window, feature fire surround with coal effect fire, storage cupboard and coved ceiling with ceiling rose.

DINING ROOM

12' 5" x 11' 7" (3.79m x 3.54m)

Double glazed window, fire with heath, coved ceiling with ceiling rose, double doors to lounge and door to cellar/kitchen.

KITCHEN

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, plumbing for washer, cooker point and tiled splash.

LANDING

Staircase to second floor and door to-

BEDROOM 1

11' 10" x 15' 10" (3.61m x 4.85m)

Double glazed windows, wall heater and coved ceiling with ceiling rose.

BEDROOM 2

9' 6" x 12' 1" (2.92m x 3.69m)

Double glazed window and fitted wardrobes.

BEDROOM 3

14' 4" x 12' 0" (4.39m x 3.66m)

Double glazed window.

2ND FLOOR LANDING

Spindle staircase, balustrade, dado rail and doors to-

BEDROOM 4

8' 5" x 10' 2" (2.57m x 3.11m)

Double glazed Velux window.

BATHROOM

Double glazed frosted window/small Velux window, wall heater, 3 piece suite with low level WC, hand wash basin with vanity unit, corner shower cubicle with shower, tiled splash and paneled walls.

GARDEN

Rear yard 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.

