



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	74
(55-68) D	69
(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

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

www.rossstateagencies.com

sales@rossstateagencies.co.uk

01229 825636



Collingwood Street | Barrow-in-Furness | LA14 5ST **Asking Price £49,950**

- Ground Floor Flat
- Close To Town Centre
- Lounge, Kitchenette
- 1 Bedroom, Shower Room
- Central Heating, Double Glazing
- Rear Enclosed Shared Yard
- Vacant Possession
- Suit A Variety Of Buyers
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are bringing to the market this ground floor flat in the popular town centre location close to local amenities, transport links, shops, etc. The property has an open plan lounge, kitchenette and a rear hall giving access to 1 bedroom and a shower room. The property has central heating, mostly double glazed and has a shared enclosed rear yard. Viewings are recommended and would suit a variety of buyers. The property is also an ideal for an addition to a rental portfolio and it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double glazed door

OPEN PLAN LOUNGE/KITCHENETTE

Double glazed window, wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, extractor over, plumb for washer, tiled splash, radiator and a door to

REAR HALL

Door to outside, storage cupboards, a radiator and doors to

BEDROOM 1

8' 8" x 9' 0" (2.65m x 2.76m)

Double glazed window and a radiator

BATHROOM

Double glazed window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, corner shower cubicle with shower, tiled walls and tiled flooring

GARDEN

Rear enclosed shared yard with access gate to rear and a side access gate

VIEWING

Key accompanied

Draft particular subject to client approval

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.

