



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	68	
(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

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Lesh Lane | Barrow-in-Furness | LA13 9EA

Asking Price £145,000

- Mid Terraced Property In Popular Location
- Close To Local Schools And Amenities
- Hall, Lounge, Sitting Room
- Galley Style Kitchen, Conservatory
- 3 Bedrooms, 3 Piece Suite Bathroom
- Separate Cloaks/WC
- Boarded Loft
- Easy Maintenance Front/Rear Gardens
- Central Heating, Double Glazing
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this mid terrace family home located in the popular area of Newbarns, close to local amenities, popular schools, transport links which would suit a variety of buyers. It comprises of entrance hallway leading to a spacious lounge, sitting room, galley style fitted kitchen, 3 bedrooms, family bathroom and a separate cloaks/wc. The property benefits from central heating, double glazing, boarded loft with power and light, easy maintenance front and rear gardens and a conservatory. Viewings are recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden with paved areas, plants, shrubs, gate and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, laminate flooring, under stairs storage, radiator and doors to –

LOUNGE

10' 0" x 16' 5" (3.07m x 5.01m)

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

SITTING ROOM

8' 8" x 10' 7" (2.65m x 3.25m)

Double glazed window and laminate flooring

CONSERVATORY

Double glazed conservatory with double glazed patio doors to rear and laminate flooring

KITCHEN

Double glazed door to front, double glazed door, double glazed window to rear, fitted wood effect wall and base storage units with black worktops to compliment, glass display unit, inset Belfast style sink with mixer taps, plumbing for washer, cooker point and tiled walls

LANDING

Double glazed frosted window, access to loft and doors to bedrooms and bathroom

LOFT

Boarded loft with power and light

BEDROOM 1

8' 3" x 17' 11" (2.54m x 5.47m)

Double glazed window, over stairs storage and radiator

BEDROOM 2

14' 9" x 8' 0" (4.50m x 2.45m)

Double glazed window, storage cupboard (boiler), coved ceiling and radiator

BEDROOM 3

7' 0" x 10' 5" (2.14m x 3.20m)

Double glazed window, laminate flooring and coved ceiling

CLOAKS/WC

Double glazed frosted window, low level w.c, tiled walls and paneled ceiling

BATHROOM

Double glazed frosted window, 3 piece suite with hand wash basin and mixer taps/vanity unit, freestanding bath with mixer taps, corner glazed shower cubicle with double headed shower, tiled walls and paneled ceiling

GARDEN

Rear garden with easy maintenance paved area, seating area, raised flower beds and water tap

VIEWINGS

By appointment

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.

