



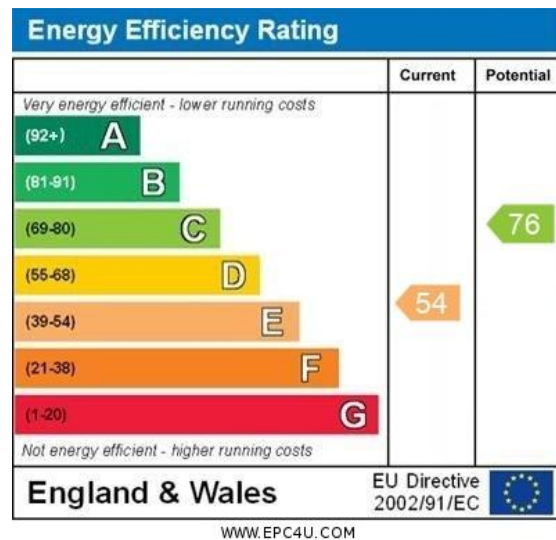
Lucy Boardman (Formerly Lloyds Bank) -

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

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Asking Price £145,950

- Mid Terrace Family Home
- Tastefully Decorated/Maintained
- Sought After Location
- Entrance Porch, Spacious Lounge
- Conservatory
- Fitted Kitchen
- 2 Double Bedrooms
- Modern Fitted Bathroom
- Enclosed Rear Garden With Decked Area
- Council Tax Band A, Freehold



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area of Walney close to local amenities, transport links, local schools and coastal beaches. Internally there is an entrance porch leading to a spacious lounge, double doors to a double glazed conservatory, fitted kitchen, 2 double bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with an enclosed rear garden with raised decked area and artificial grass. Viewings are highly recommended to appreciate the size and standard on offer and it's being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate to front easy maintenance garden with paved areas and double glazed door to porch

PORCH

Double glazed windows and double glazed door

LOUNGE

15' 2" x 17' 2" (4.63m x 5.24m)

Double glazed window, stairs to first floor, spindle staircase, feature fire surround with fire, tv point, radiator, double doors to conservatory and door to kitchen

CONSERVATORY

10' 6" x 9' 6" (3.22m x 2.92m)

Double glazed windows and double glazed patio doors to rear garden

KITCHEN

14' 11" x 8' 5" (4.56m x 2.57m)

Double glazed window, double glazed door to rear, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, wine chiller, plumbing for washer, tiled splash, tiled flooring and spotlight ceiling

LANDING

Spindle balustrade, double glazed frosted window, storage cupboard, access to loft and doors to bedrooms and bathroom

BEDROOM 1

15' 1" x 11' 1" (4.60m x 3.40m)

Double glazed windows and 2 radiators

BEDROOM 2

9' 8" x 11' 5" (2.97m x 3.48m)

Double glazed window, built in wardrobes/storage, feature part paneled wall and radiator

BATHROOM

Double glazed frosted window, 3 piece modern suite with low level w.c, grey vanity unit with hand wash basin, waterfall style taps, walk in double size shower unit with double headed shower, paneled walls, paneled ceiling with spotlights and radiator

GARDEN

Rear enclosed garden with paved patio areas, raised decked area with artificial grass, storage shed and outside electrics

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.

