



**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**

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

[www.rossstateagencies.com](http://www.rossstateagencies.com)

[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)

01229 825636



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.



**ROSS** Estate Agencies

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

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossstateagencies.co.uk](mailto:sales@rossstateagencies.co.uk)  
[rentals@rossstateagencies.co.uk](mailto:rentals@rossstateagencies.co.uk)  
[www.rossstateagencies.com](http://www.rossstateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings

**Robert Street | Barrow-in-Furness | LA14 1EA**

**Offers Over £55,000**

- Calling All Builders, Investors, Developers!!!
- Cash Buyers Only
- Mid Terrace Property In Town Centre
- Ready For Development
- 2 Reception Rooms
- Kitchen, 2 Bedrooms
- Bathroom, Rear Yard
- Double Glazing, Some Central Heating
- Vacant Possession
- Council Tax Band A







## Property Description

\*\*\*Calling All Builders, Investors, Developers!!!\*\*\*

We are bringing to the market this mid-terrace property in a town centre location which is ready to develop. The property has been striped back to brick and cleared so anyone looking to start fresh with no mess is good to go!!! Internally it offers 2 reception rooms, kitchen, 2 double bedrooms, a bathroom and benefits from double glazing, some central heating and a rear yard. The property would suit a variety of buyers and is being sold with vacant possession.

### SERVICES

Gas, Water, Telephone and Drainage

### FRONTAGE

Double glazed door to lounge

### LOUNGE

**11' 8" x 10' 0" (3.58m x 3.05m)**

Double glazed window, stairs to first floor and open to dining room

### DINING ROOM

**11' 6" x 11' 5" (3.53m x 3.48m)**

Double glazed window and under stairs storage

### KITCHEN

Double glazed window, double glazed door, base units with stainless steel sink and mixer taps, cooker point and plumbing for electrics

### LANDING

Access to –

### BEDROOM 1

**10' 1" x 11' 6" (3.09m x 3.51m)**

Double glazed window and radiator

### BEDROOM 2

**11' 6" x 11' 5" (3.52m x 3.50m)**

Double glazed window, built in cupboard (boiler), radiator and door to bathroom

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, bath with mixer taps, tiled walls and radiator

### YARD

With 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.

