



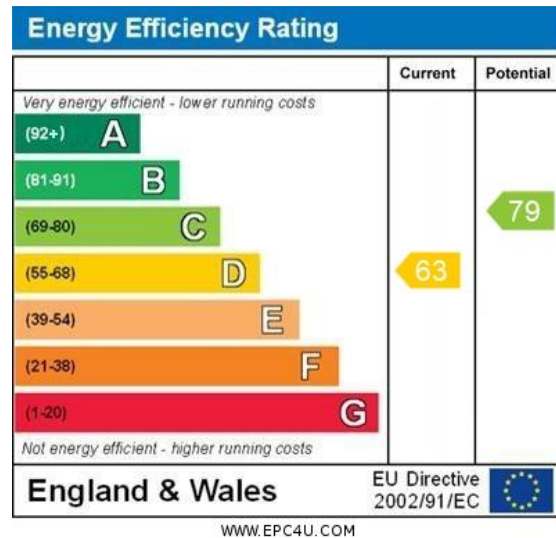
Lucy Boardman (Formerly Lloyds Bank) -

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

www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



Harrison Street | Barrow-in-Furness | LA14 1JF

Asking Price £119,950

- Mid Terrace Property
- Town Centre Location
- Tastefully Decorated Throughout
- Hallway, Lounge, Dining Room
- Kitchen, Utility Room
- 3 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Rear Yard With Double Gates
- Viewing Recommended
- Council Tax Band A



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
rentals@rossstateagencies.co.uk
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Ideal for First Time Buyers, ready to move into!

We are pleased to bring to the market this well presented and tastefully decorated mid terrace property in a popular location close to local amenities, transport links, schools and BAE for work. The property has been tastefully decorated throughout. Internally there is an entrance hallway giving access to an open plan lounge, dining room, modern fitted kitchen, utility room, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing and a rear yard with double gates and paved seating areas. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Tiled flooring, coved ceiling, stairs to first floor, radiator and door to lounge

LOUNGE

12' 10" x 11' 5" (3.93m x 3.48m)

Double glazed window, wall mounted pebble fire (display only), coved ceiling and radiator

DINING ROOM

14' 3" x 11' 8" (4.36m x 3.58m)

Double glazed window, laminate flooring, open archway, under stairs storage, wall mounted fire (display only) and radiator

KITCHEN

13' 5" x 8' 5" (4.09m x 2.59m)

Double glazed window, double glazed door to rear utility room, fitted wall and base storage units with worktops to compliment, inset 1 and a half stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, tiled flooring and radiator

UTILITY ROOM

7' 6" x 6' 6" (2.31m x 1.99m)

Double glazed windows, double glazed door to rear, part tiled walls and tiled flooring

LANDING

Spindle staircase/balustrade, double glazed velux window, radiator and doors to bedrooms and bathroom

BEDROOM 1

13' 1" x 16' 0" (4.01m x 4.88m)

Double glazed window, coved ceiling and radiator

BEDROOM 2

9' 9" x 14' 2" (2.99m x 4.34m)

Double glazed window, access to loft and radiator

BEDROOM 3

8' 5" x 8' 6" (2.58m x 2.61m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over, tiled walls, tiled flooring and paneled ceiling

YARD

Double gates to rear, paved seating area, water tap 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.

