



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		82
(69-80) C		
(55-68) D	62	
(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		

Tenure
Freehold

Council Tax Band
A

Contact Details
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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

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Residential Sales Residential Lettings Commercial Sales & Lettings



Laurence Avenue | Barrow-in-Furness | LA13 9EH Asking Price £150,000

- Ideal Family Home
- Newbarns Location
- In Need Of Renovation/Updating
- Hall, Spacious Lounge
- Dining Room, Kitchen
- 3 Bedrooms
- Bathroom, Separate Cloaks/WC
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Council Tax Band A





Property Description

This ideal family home is in the popular area of Newbarns close to local amenities, transport links and popular schools. The property is in need of updating/modernising which is reflected in the asking price. Internally there is a hallway leading to a spacious lounge, dining room with patio doors, kitchen, covered utility area and to the first floor there are 3 bedrooms and bathroom with a separate cloaks/wc. The property benefits from central heating, double glazing and gardens to front, side and rear with enclosed seating area and plants/shrubs. Viewing is recommended and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Access gate, front and side garden with lawn, plants, shrubs, side access gate, gate to rear and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, double glazed window and door to lounge

LOUNGE

11' 5" x 15' 0" (3.50m x 4.59m)

Double glazed window, feature fireplace with fire, radiator and door to dining room

DINING ROOM

14' 5" x 8' 9" (4.40m x 2.68m)

Double glazed patio doors to rear garden, under stairs storage, tiled flooring, dado rail and door to kitchen

KITCHEN

Double glazed windows, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with taps, cooker point, plumbing for washer, tiled splash, tiled flooring and double glazed door to covered utility room

COVERED UTILITY ROOM

6' 3" x 10' 0" (1.92m x 3.07m)

Front gate to garden and rear gate

LANDING

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

BEDROOM 1

11' 10" x 13' 8" (3.61m x 4.18m)

Double glazed window, storage cupboard, double door built in wardrobe and radiator

BEDROOM 2

11' 10" x 11' 1" (3.62m x 3.38m)

Double glazed window and radiator

BEDROOM 3

8' 5" x 8' 1" (2.59m x 2.48m)

Double glazed windows and radiator

BATHROOM

Double glazed frosted window, hand wash basin with taps, panel enclosed bath with shower over, tiled splash and radiator

CLOAKS/WC

Double glazed frosted window and low level w.c

GARDEN

Rear enclosed garden with lawned area, plants/shrubs/trees and paved seating area

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.

