



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		89
(69-80) C	72	
(55-68) D		
(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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Worcester Street | Barrow-in-Furness | LA13 9RU

Asking Price £109,950

- Calling All First Time Buyers
- Stunning Mid-Terrace Property
- Ready To Move Into
- Lounge, Kitchen/Diner
- Utility Room, GF Bathroom
- 3 Bedrooms
- Cloaks/W.C, Rear Yard
- Central Heating, Double Glazing
- Viewing Recommended
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Calling all First Time Buyers!

Stunning mid-terrace property in a popular residential area close to local amenities, transport links, schools etc. The property is well presented and tastefully decorated throughout and is in ready to move into condition. The property offers excellent family living accommodation comprising of vestibule, lounge, fitted kitchen/diner, utility room and a ground floor bathroom. To the first floor, the property offers 3 good size bedrooms and a cloaks/W.C. The property benefits from central heating, double glazing and a rear yard with a seating area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double glazed door

VESTIBULE

Laminate flooring, door to

LOUNGE

11' 8" x 10' 5" (3.57m x 3.18m)

Double glazed window, feature fire surround with feature electric fire, coved ceiling, stairs to first floor, part paneled walls and a radiator

KITCHEN/DINER

Double glazed door to rear, fitted high shine cream wall and base drawer units with work tops to compliment, integrated oven, 4 ring hob with extractor over, stainless steel sink unit with mixer taps, plumb for washer, tiled splash, laminate flooring, spotlight ceiling and a radiator

UTILITY ROOM

Plumb for washer, boiler, laminate flooring and a door to ground floor bathroom

GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, hand wash basin with mixer taps with vanity unit, shaped panel enclosed bath with shower over, tiled splash area and laminate flooring

LANDING

Access to loft, spindle balustrade, a radiator and a door to

BEDROOM 1

11' 11" x 10' 5" (3.65m x 3.18m)

Double glazed window and a radiator

BEDROOM 2

9' 4" x 9' 0" (2.87m x 2.75m)

Double glazed window and a radiator

BEDROOM 3

9' 7" x 6' 2" (2.93m x 1.88m)

Double glazed window and a radiator

CLOAKS/W.C

Low level W.C, hand wash basin with mixer taps, towel rail, tiled splash and laminate flooring

YARD

Access gate, paved seating area, decked area and a water tap

VIEWING

Key accompanied.

Draft particular subject to client approval

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.

Anti-Money Laundering checks cost - £30.00 Inc VAT

** This is non refundable once the AML check has been carried out **

