



**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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(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		

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

Registered Office  
16 Cavendish Street  
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Residential Sales Residential Lettings Commercial Sales & Lettings



**Anchor Road | Barrow-in-Furness | LA14 2QW**

**Asking Price £59,950**

- Calling All Investors/Landlords
- Mid-Terrace Property
- Popular Location On Barrow Island
- Lounge, Dining Room
- Kitchen, Ground Floor Bathroom
- 2 Double Bedrooms
- Central Heating, Double Glazing, Rear Yard
- Ideal Addition To Rental Portfolio
- Vacant Possession
- Council Tax Band A







## Property Description

Calling all landlords/investors!!!

We are pleased to bring to the market this mid-terrace property on Barrow Island, close to local amenities, transport links and schools. The property comprises of vestibule,, lounge, dining room, gallery style kitchen, ground floor bathroom. To the first floor, the property offers 2 double bedrooms. The property benefits from central heating, double glazing and a rear yard. The property would be an ideal addition to the rental market, its also being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### VESTIBULE

Double glazed door

### LOUNGE

12' 5" x 12' 9" (3.79m x 3.89m)

Double glazed window, feature fire place, a radiator and stairs to first floor

### DINING ROOM

10' 3" x 10' 11" (3.14m x 3.34m)

Double glazed window, dado rail, picture rail, a radiator and door to kitchen

### KITCHEN

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumb for washer, open to rear hall area with double glazed door and a door to the ground floor bathroom

### LANDING

Doors to

### BEDROOM 1

12' 9" x 12' 4" (3.91m x 3.78m)

Double glazed window and a radiator

### BEDROOM 2

10' 7" x 11' 3" (3.25m x 3.44m)

Double glazed window, storage cupboard, over stairs storage and a radiator

### BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled walls and a radiator

### YARD

Access gate

### VIEWING

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.

Anti-Money Laundering checks cost - £25.00 + VAT

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

