



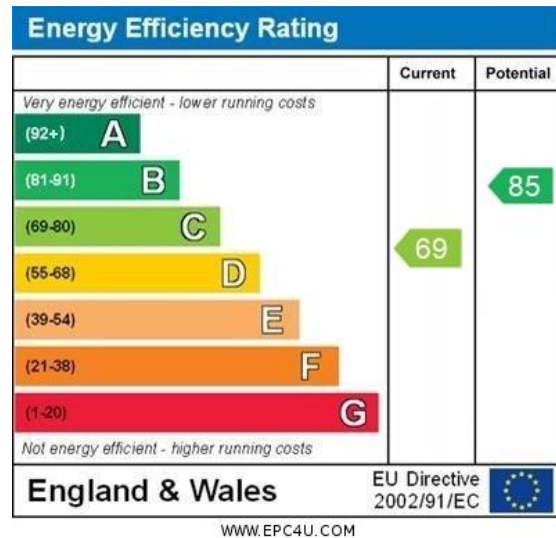
Lucy Boardman (Formerly Lloyds Bank) -

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

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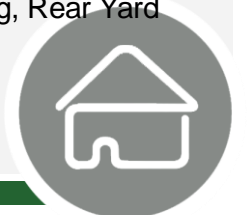
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Florence Street | Barrow-in-Furness | LA14 2DB

Asking Price £69,950

- Mid-Terrace Property
- Calling All First Time Buyers, Landlords
- Renovated By Current Vendors
- Lounge, Open To Dining Room
- Fitted White Kitchen, Recently Fitted Oven
- 2 Double Bedrooms
- Shower Room
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

CASH OFFERS CONSIDERED

Calling all first time buyers, investors, landlords! We are pleased to bring to the market this mid-terrace property in the popular residential area, close to local amenities, transport links, schools and town centre. The property has been renovated and is being sold with vacant possession. The property comprises of entrance hallway leading to lounge, open archway to dining room, fitted white kitchen, 2 double bedrooms and a shower room. The property benefits from central heating, double glazing, rear yard with paved seating area. The property would suit a variety of buyers and an ideal addition to a rental portfolio, viewing is highly recommended.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double glazed door

LOUNGE

10' 7" x 12' 11" (3.24m x 3.95m)

Double glazed window, recently fitted feature fire surround with fire, storage cupboard, coved ceiling, a radiator and an open archway to dining room

DINING ROOM

11' 5" x 12' 9" (3.49m x 3.91m)

Double glazed window, coved ceiling, a radiator, open archway to lounge and a door to

KITCHEN

Double glazed window, double glazed recently fitted back door, fitted white wall and base drawer units with mixer taps, recently fitted integrated oven with a 4 ring hob with hood, part paneled splash walls, paneled ceiling, plumb for washer, under stairs storage and a radiator

LANDING

Stairs to first floor, access to loft and doors to

BEDROOM 1

14' 1" x 12' 9" (4.31m x 3.89m)

Double glazed window and a radiator

BEDROOM 2

9' 1" x 12' 7" (2.78m x 3.84m)

Double glazed window and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, hand wash basin with mixer taps, vanity unit, double size walk in shower cubicle with shower, part paneled walls, paneled ceiling and a radiator

YARD

Rear yard with paved area and an access gate

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 - £25.00 + VAT ** This is non refundable once the AML check has been carried out **

