



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		
(69-80) C		75
(55-68) D	53	
(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

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South Row | Barrow-in-Furness | LA13 0HL

Asking Price £119,950

- Mid Terrace Property
- Popular Location Of Roose
- Hallway, 2 Reception Rooms
- Kitchen, Ground Floor Shower Room
- 3 Bedrooms, Loft Room
- Rear Yard
- Central Heating, Double Glazing
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid-terrace property in the popular location of Roose close to local amenities, transport links and popular schools. The property comprises of entrance hallway, 2 reception rooms, kitchen, ground floor shower room, 3 bedrooms and a loft room. The property benefits from central heating, double glazing and a rear yard with seating area. The property is in need of updating which is reflected in the asking price and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor and door to –

LOUNGE

10' 2" x 14' 0" (3.11m x 4.29m)

Double glazed window, feature stone fire surround, beamed ceiling, borrowed window, under stairs storage and radiator

DINING ROOM

12' 2" x 14' 2" (3.72m x 4.32m)

Double glazed window, feature fire surround, borrowed window, radiator, door to walk in storage (flying freehold), door to kitchen and open archway to lounge

KITCHEN

Double glazed door, double glazed window, fitted wall and base storage units with worktops to compliment, inset sink with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, laminate flooring, spotlight ceiling, plumbing for washer, part tiled walls and door to ground floor shower room

GROUND FLOOR SHOWER ROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with taps/vanity storage unit, corner shower cubicle with shower, tiled walls, paneled ceiling and radiator

LANDING

Access to loft and doors to bedrooms

BEDROOM 1

10' 4" x 14' 2" (3.16m x 4.34m)

Double glazed window, walk in storage room and radiator

BEDROOM 2

8' 0" x 14' 9" (2.44m x 4.51m)

Double glazed window, stairs to loft room and radiator

BEDROOM 3

9' 0" x 8' 7" (2.76m x 2.63m)

Double glazed window, built in storage cupboard and radiator

LOFT ROOM

15' 11" x 10' 1" (4.86m x 3.08m)

Double glazed velux window, feature beams and radiator

YARD

Access gate, paved seating area, raised paved area and water tap

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.

Anti-Money Laundering checks cost - £30.00 Inc VAT
 This is non refundable once the AML check has been carried out

