



**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.



#### Tenure

Freehold

#### Council Tax Band

B

#### Contact Details

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Barrow-in-Furness  
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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

**Roose Road | Barrow-in-Furness | LA13 0EE**

**Asking Price £139,950**

- Semi-Detached Home
- In Popular Residential Area
- Updating Is Required
- Entrance Hall, Lounge
- Dining Room, Kitchen
- 2 Bedrooms, Bathroom, Cloaks/WC
- Central Heating, Double Glazing
- Gardens To Front And Rear
- Viewing Recommended
- Council Tax Band B







## Property Description

Situated in a popular residential area close to local amenities, transport links and schools, this semi-detached property is in need of updating which is reflected in the asking price. The property comprises of entrance hall, lounge, dining room, kitchen, 2 bedrooms, bathroom and a separate cloaks/w.c. The property benefits from central heating, double glazing, shared access to the easy maintenance front garden and rear enclosed garden. Viewing is recommended and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric and Drainage

### FRONTAGE

Double gates leading to the shared access to the front and rear of the property, easy maintenance front garden, gate to rear and double glazed door

### ENTRANCE HALL

Double glazed frosted side windows, stairs to first floor, under stairs storage, radiator and doors to –

### LOUNGE

**12' 1" x 12' 5" (3.70m x 3.79m)**

Double glazed bay window, feature fire surround with fire and picture rail

### DINING ROOM

**10' 8" x 13' 7" (3.27m x 4.16m)**

Double glazed window, feature fire surround with fire, picture rail, radiator and door to kitchen

### KITCHEN

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

### LANDING

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

### BEDROOM 1

**13' 5" x 10' 5" (4.10m x 3.20m)**

Double glazed window, picture rail and radiator

### BEDROOM 2

**8' 6" x 11' 0" (2.61m x 3.37m)**

Double glazed window and radiator

### CLOAKS/WC

Double glazed frosted window and low level w.c.

### SHOWER ROOM

Double glazed frosted window, wet room style with wall mounted shower, hand wash basin with mixer taps/vanity unit, storage cupboard, part tiled walls and wet room style flooring

### GARDEN

Rear enclosed garden with lawned area, plants and shrubs, paved area, storage shed and access gate

## 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 \*\*

