



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 | | 83 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.

Tenure
Freehold

Council Tax Band
A

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Strawberry Terrace | Barrow-in-Furness | LA13 9JE | Asking Price £125,000

- Mid Terrace Property In Popular Location
- Calling All First Time Buyers
- Hallway, Lounge, Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Rear Yard, Garage
- Vacant Possession
- Council Tax Band A





Property Description

CALLING ALL FIRST TIME BUYERS!

We are pleased to bring to the market this mid terrace property in a sought after location on Strawberry Terrace on Hollow Lane close to local amenities, transport links and popular schools. The property comprises of steps leading to the entrance hallway, giving access to the lounge, dining room, fitted kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard with access to the garage. The property is in need of updating/modernising which is reflected in the asking price and is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden with paved seating area and double glazed door to vestibule

VESTIBULE

Laminate flooring, dado rail, coved ceiling and door to entrance hall

ENTRANCE HALL

Stairs to first floor, laminate flooring, coved ceiling, radiator and doors to –

LOUNGE

12' 11" x 11' 5" (3.96m x 3.48m)

Double glazed window, coved ceiling and radiator

DINING ROOM

12' 11" x 11' 11" (3.95m x 3.64m)

Double glazed window, coved ceiling, radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted base storage units with worktops to compliment, inset 1 and a half bowl white sink unit with mixer taps, cooker point, tiled splash, under stairs storage and plumbing for washer

LANDING

Access to loft, dado rail, coved ceiling, storage cupboard, radiator and doors to bedrooms and bathroom

BEDROOM 1

12' 10" x 14' 11" (3.92m x 4.56m)

Double glazed window, coved ceiling and radiator

BEDROOM 2

9' 1" x 12' 9" (2.78m x 3.89m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head, paneled walls, laminate flooring, paneled ceiling, radiator and storage cupboard (boiler)

GARAGE

16' 5" x 8' 9" (5.02m x 2.68m)

Roller shutter door, window and door to rear yard

YARD

Access gate to rear and access to garage

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 **

