



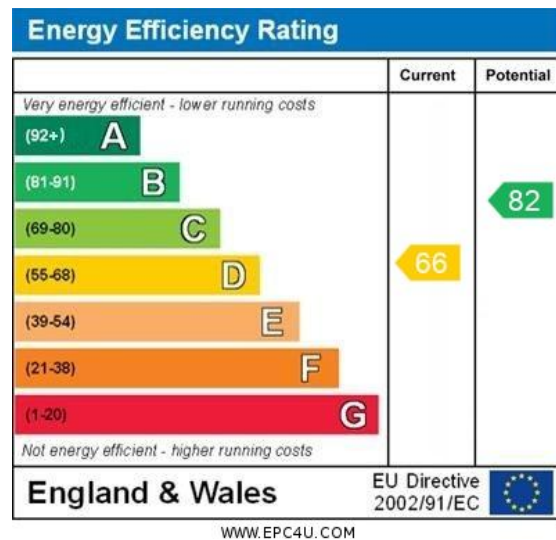
**Lucy Boardman** (Formerly Lloyds Bank) -

**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

B

#### Contact Details

Registered Office  
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Tel (01229) 825636

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01229 825636



**Clarence Road | Barrow-in-Furness | LA14 5LS**

**Asking Price £149,950**

- Fore Courted Mid Terrace Property
- Popular Residential Area
- Excellent Family Living Accommodation
- Bay Windowed Lounge, Dining Room
- Morning Room, Kitchen
- 3 Double Bedrooms
- 4 Piece Suite Family Bathroom
- Central Heating, Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band B

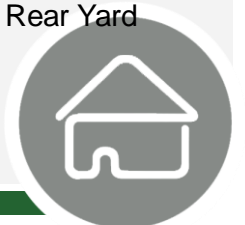


**ROSS** Estate  
Agencies

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## Property Description

This fore courted mid terrace property situated in the popular location off Oxford Street would suit a variety of buyers and is close to local amenities, transport links and schools. The property is in need of some modernising which is reflected in the asking price. Internally the property offers entrance hallway with feature tile flooring and coved ceiling, spindle staircase, bay windowed lounge which is open to the dining room, morning room leading to the kitchen, 3 double bedrooms and a family 4 piece suite bathroom with a roll top bath. The property benefits from central heating, double glazing and rear yard with outhouse. The property is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Access gate to fore courted area and wooden door to vestibule

### VESTIBULE

Tiled flooring, dado rail, coved ceiling and feature door to entrance hall

### ENTRANCE HALL

Dado rail, feature tiled flooring, stairs to first floor, spindle staircase, under stairs storage and doors to –

### LOUNGE

**12' 0" x 15' 5" (3.67m x 4.72m)**

Double glazed bay window, feature fireplace with open coal effect fire, coved ceiling, picture rail, radiator and open to dining room

### DINING ROOM

**9' 8" x 13' 1" (2.97m x 4.01m)**

Double glazed window, picture rail, coved ceiling, radiator and open to lounge

### MORNING ROOM

**13' 2" x 9' 9" (4.03m x 2.98m)**

Double glazed window, laminate flooring, storage cupboard, feature fire surround with open coal effect fire, picture rail and door to kitchen

### KITCHEN

Double glazed window, double glazed door, fitted units, Belfast style sink unit with mixer taps, New World freestanding cooker range, plumbing for washer and tiled flooring

### LANDING

Spindle staircase/balustrade, dado rail and doors to bedrooms and bathroom

### BEDROOM 1

**15' 8" x 13' 3" (4.80m x 4.05m)**

Double glazed window, feature fire surround with open ornate fire grill, storage cupboard and radiator

### BEDROOM 2

**12' 0" x 10' 0" (3.67m x 3.05m)**

Double glazed window, feature ornate fireplace grill and radiator

### BEDROOM 3

**9' 8" x 9' 10" (2.96m x 3.00m)**

Double glazed window, built in storage and radiator

### BATHROOM

Double glazed frosted windows, 4 piece suite with low level w.c, pedestal hand wash basin with taps, roll top freestanding bath with taps, shower cubicle with shower and dado rail

### YARD

With access gate and outhouse

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

