



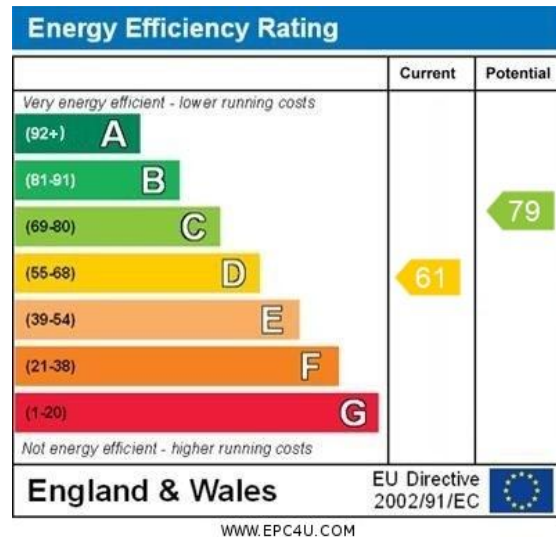
Lucy Boardman (Formerly Lloyds Bank) -

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

Contact Details

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Blake Street | Barrow-in-Furness | LA14 5UE

Asking Price £124,950

- Fore-Courted Mid- Terrace Property
- Popular Residential Area
- Well Presented Throughout
- Bay Window Lounge, Dining Room
- Fitted Kitchen, Utility Area
- Modern Fitted Bathroom Suite
- 2 Double Bedrooms
- CH, DG, Rear Yard
- Viewings Highly Recommended
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

Calling all first time buyers!

We are pleased to bring to the market this well presented and tastefully decorated fore-courted mid terrace property in the popular residential area, close to local amenities, schools and transport links. The property has been completely renovated by the current vendors to a high standard throughout. The property comprises of vestibule, entrance hallway with feature tiled floor, bay window lounge with feature fire place open to the dining room, modern fitted kitchen and a utility area. To the first floor, the property has 2 double bedrooms and a modern fitted bathroom suite. the property benefits from central heating, double glazing and a rear yard. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Access gate to Fore-courted area, double glazed door to

VESTIBULE

Dado rail, feature tiled flooring, picture rail, coved ceiling and door to

ENTRANCE HALLWAY

Feature tiled flooring, stairs to first floor, dado rail, picture rail, coved ceiling, a radiator and doors to

LOUNGE

10' 10" x 15' 4" (3.31m x 4.69m)

Double glazed bay window, feature fire place with coal effect fire, wood effect flooring, coved ceiling with ceiling rose and a radiator

DINING ROOM

11' 1" x 13' 1" (3.40m x 4.00m)

Double glazed window, coved ceiling with ceiling rose, wood effect flooring, a radiator and open to lounge

EXTENDED KITCHEN

8' 1" x 7' 4" (2.47m x 2.24m)

Double glazed windows, fitted cloned wall and base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, under stairs storage and open to

UTILITY ROOM

8' 7" x 7' 0" (2.62m x 2.14m)

Double glazed door, double glazed window, work tops and plumb for washer

LANDING

Spindle balustrade, dado rail, picture rail, storage cupboard, access to loft and doors to

BEDROOM 1

14' 6" x 12' 8" (4.44m x 3.87m)

Double glazed windows, coved ceiling and a radiator

BEDROOM 2

13' 5" x 9' 0" (4.11m x 2.75m)

Double glazed window, built in storage cupboard and a radiator

BATHROOM

Double glazed frosted window, modern fitted 3 piece suite low level W.C, hand wash basin with mixer taps/vanity unit, p-shaped panel enclosed bath with mixer taps, double headed shower, paneled walls, paneled ceiling with spotlights and a radiator

YARD

Access gate and a paved seating area

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.

