

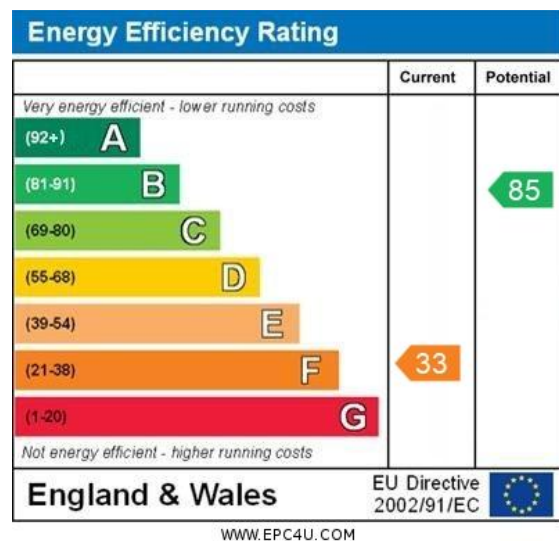
Lucy Boardman (Formerly Lloyds Bank) -

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.



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ROSS

Estate Agencies



Arnside Street | Barrow-in-Furness | LA14 1AX

Offers Over £40,000

- Calling All Landlords/Investors!!
- Mid Terrace Property
- Town Centre Location
- Lounge, Dining Room
- Kitchen, Ground Floor Cloaks/WC
- 2 Bedrooms
- Bathroom
- Mostly Double Glazed, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

CALLING ALL LANDLORDS/INVESTORS!!

We have an ideal opportunity to add to a portfolio this mid terrace property close to town centre with good transport links and schools. The property comprises of lounge, dining room, kitchen, ground floor cloaks/w.c, 2 bedrooms and a bathroom. The property benefits from mostly double glazing and a rear yard. Updating is required which is reflected in the asking price.

SERVICES

Electric, Water, Telephone and Drainage

FRONTAGE

Double glazed door to hall

HALLWAY

Radiator, stairs to first floor and door to lounge

LOUNGE

9' 0" x 13' 10" (2.76m x 4.24m)

Double glazed window, coved ceiling, radiator and door to dining room

DINING ROOM

12' 4" x 8' 0" (3.76m x 2.45m)

Double glazed window, radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops, cooker point, stainless steel sink unit with taps, radiator and door to cloaks/wc

CLOAKS/WC

Double glazed window and low level w.c.

LANDING

Access to loft and doors to bedrooms and bathroom

BEDROOM 1

10' 9" x 12' 1" (3.29m x 3.70m)

Double glazed window

BEDROOM 2

11' 2" x 6' 3" (3.41m x 1.91m)

Double glazed window, fitted overbed wardrobes/storage and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin, panel enclosed bath and storage cupboard

REAR YARD

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 - £25.00 + VAT **

This is non refundable once the AML check has been carried out **

