



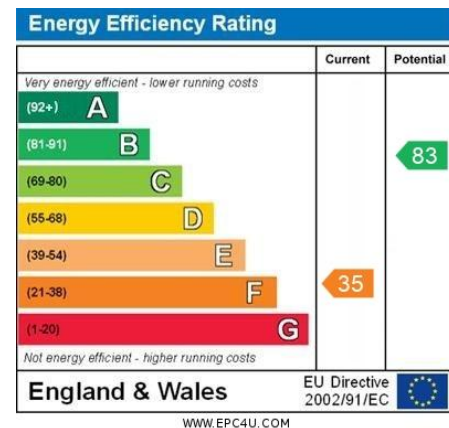
Lucy Boardman (Formerly Lloyds Bank) -

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

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Roose Road | Barrow-in-Furness | LA13 0EL

Offers Over £140,000

- Semi Detached Family Home
- Popular Residential Area In Roose
- In Need Of Full Modernisation
- Lounge, Dining Room, Kitchen
- 2 Bedrooms, Bathroom
- Cloaks/WC, Mostly Double Glazed
- Extensive Rear/Side Garden
- Easy Maintenance Front Garden
- Off Road Parking, Garage
- Council Tax Band B





Property Description

We are pleased to bring to the market this semi-detached family property in the popular location of Roose Road close to local amenities, transport links and schools. The property is in need of full renovation and updating which is reflected in the asking price. Internally the property comprises hall area giving access to the bay windowed lounge, dining room and kitchen. To the first floor it offers 2 bedrooms, bathroom and cloaks/wc. The property offers an excellent plot with easy maintenance front garden, extensive rear garden, lawned areas, side garden with off road parking and detached garage. The property would suit a variety of buyers, please check with your mortgage provider before putting in an offer.

SERVICES

Water, Telephone and Drainage

FRONTAGE

Off road parking giving access to the detached garage, easy maintenance front garden area with lawned area, paved area, access gate and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, under stairs storage, storage heater and doors to –

LOUNGE

13' 8" x 13' 9" (4.17m x 4.21m)

Double glazed window, fireplace with open fire and picture rail

DINING ROOM

13' 8" x 10' 11" (4.18m x 3.35m)

Window to rear, fireplace with fire, picture rail and door to kitchen

KITCHEN

Double glazed window, rear door, stainless steel sink unit with taps and base unit, part tiled walls and pantry

LANDING

Spindle staircase/balustrade, dado rail, double glazed window, access to loft and doors to bedrooms and bathroom

BEDROOM 1

11' 2" x 13' 8" (3.42m x 4.18m)

Double glazed window and picture rail

BEDROOM 2

8' 3" x 11' 0" (2.53m x 3.37m)

Double glazed window

BATHROOM

Double glazed frosted window, hand wash basin with taps, panel enclosed bath, storage cupboard and dado rail

CLOAKS/WC

Double glazed frosted window and low level w.c.

GARDEN

Rear enclosed extensive garden with lawned areas, paved seating areas, plants and shrubs, outhouse, summerhouse, storage shed and access gate to front

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 **

