



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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Tenure
Freehold

Council Tax Band
A

Contact Details

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
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www.rossestateagencies.com



Rawlinson Street | Barrow-in-Furness | LA14 2DU

Asking Price £49,950

- Calling All Landlords/Investors
- Ideal Addition To A Rental Portfolio
- Mid Terrace Property
- Popular Location
- Hall, Dining Room
- Lounge, Kitchen
- 2 Bedrooms, Shower Room
- CH, DG, Rear Yard, Utility Area
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this mid terrace property close to local amenities, transport links, schools and BAE Systems. The property would make an ideal addition to a rental portfolio and is being sold with vacant possession. Internally the property offers entrance hallway, dining room, lounge, kitchen, 2 bedrooms and a shower room. The property benefits from central heating, double glazing and rear yard with a covered utility area, outside cloaks/wc and storage cupboard.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Door to entrance hall

ENTRANCE HALL

Stairs to first floor, radiator and doors to –

LOUNGE

11' 5" x 12' 0" (3.50m x 3.68m)

Double glazed window, fire, under stairs storage, radiator and door to kitchen

DINING ROOM

7' 2" x 9' 0" (2.19m x 2.75m)

Double glazed window, built in storage cupboard, wall mounted fire and radiator

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with taps, cooker point, tiled splash and radiator

LANDING

Doors to bedrooms

BEDROOM 1

9' 3" x 11' 6" (2.82m x 3.52m)

Double glazed window, built in storage cupboard with shelving, wall mounted fire, storage cupboard and radiator

BEDROOM 2

11' 9" x 10' 11" (3.60m x 3.33m)

Double glazed window, built in storage cupboard, built in over bed fitment, access to loft, wall mounted fire, radiator and door to bathroom

SHOWER ROOM

Double glazed frosted windows, low level w.c, hand wash basin with taps, wall mounted shower with wet room style flooring, part paneled walls and radiator

YARD

Access gate, covered utility area with worktops, outside cloaks/wc and storage cupboard

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****

