

VIEWINGS

By appointment

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

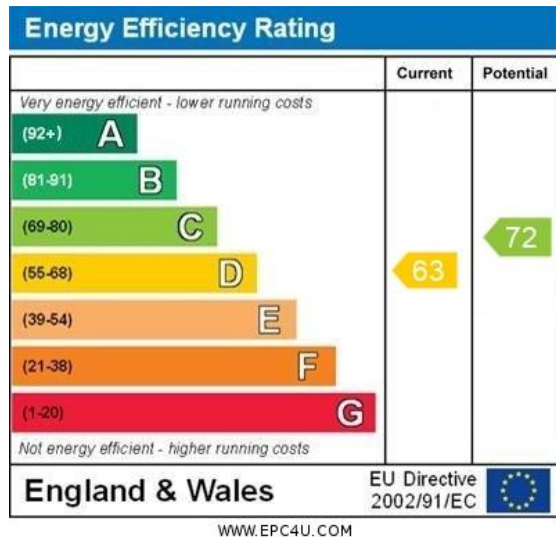
General

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.

ROSS

Estate Agencies



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

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Stafford Street | Barrow-in-Furness | LA14 5HU

Asking Price £130,000

- End Terrace 2 Self Contained Flats
- Calling All Landlords
- Ideal Addition For Rental Market
- Ideal Opportunity
- Ground Floor 1 x 1 Bedroom Flat
- First Floor 1 x 2 Bedroom Flat
- Mostly CH, DG (Except 1 Window, 1 Door)
- Communal Rear Yard
- Sold With Tenants In Situ
- Council Tax Band A



ROSS Estate Agencies

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

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

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

CALLING ALL LANDLORDS

We are bringing to the market this ideal addition to a rental portfolio, these 2 self contained flats, already rented out and will be sold with tenants in situ. The ground floor flat offers lounge, kitchen, bathroom, 1 double bedroom and a cellar with 2 rooms. The first floor flat offers a lounge, dining room, kitchen, bathroom and 2 double bedrooms. The property is mostly double glazed (except 1 window and 1 door), central heating and rear communal yard with access to the first floor flat. The property has 2 current tenants and is being sold by the current landlord who is retiring.

SERVICES

Mostly Central Heating, Electric, Telephone and Drainage

46A STAFFORD STREET

Rear communal yard with access gate, metal stairs to first floor flat

Door to –

DINING ROOM

13' 8" x 14' 2" (4.17m x 4.34m)

Double glazed window, feature fireplace, spindle staircase to first floor, radiator and doors to –

LOUNGE

13' 8" x 12' 7" (4.17m x 3.86m)

Double glazed windows, feature fire surround with fire, dado rail and radiator

KITCHEN

Double glazed window, window, fitted wall and base storage units with worktops to compliment, cooker point, stainless steel sink unit with taps, paneled ceiling and radiator

LANDING

Spindle staircase and doors to –

BEDROOM 1

11' 4" x 12' 7" (3.46m x 3.84m)

Double glazed window, access to loft and radiator

BEDROOM 2

13' 9" x 12' 10" (4.21m x 3.92m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with shower over and tiled splash

46 STAFFORD STREET

Ground Floor Flat

FRONTAGE

Double glazed door

VESTIBULE

Door to cellar and door to lounge

LOUNGE

13' 9" x 10' 8" (4.21m x 3.27m)

Double glazed window, feature fire surround, radiator and door to –

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with taps, plumbing for washer and tiled flooring

Double glazed door to rear communal yard

BEDROOM 1

13' 8" x 12' 7" (4.17m x 3.85m)

Double glazed windows and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin, panel enclosed bath with shower over and tiled splash

Stairs down to cellar, 2 rooms with power

ROOM 1

11' 6" x 9' 9" (3.51m x 2.98m)

ROOM 2

12' 1" x 12' 3" (3.70m x 3.75m)

