



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		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(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
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16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossstateagencies.com
sales@rossstateagencies.co.uk
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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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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Keppel Street | Barrow-in-Furness | LA14 1NN

Asking Price £74,950

- Mid- Terrace Property
- Ideal For Rental Market
- Recently Renovated
- Lounge, Dining Room
- Grey Fitted Kitchen
- 2 Bedrooms
- Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all landlords/investors!

We are pleased to bring to the market this well presented mid-terrace property in the popular residential area, close to local amenities, transport links, schools and town centre. The property has been recently renovated throughout. The property comprises of lounge, dining room, grey fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is recommended as it would also suit a variety of buyers looking for something ready to walk into. This property is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double glazed door

LOUNGE

10' 10" x 9' 3" (3.32m x 2.83m)

Double glazed window, storage cupboard, 2 radiators, stairs to first floor and a door to

DINING ROOM

10' 10" x 12' 2" (3.31m x 3.72m)

Double glazed window, a radiator and open to

KITCHEN

Double glazed window, double glazed door, fitted grey wall and base drawer units with work tops to

compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash and a radiator

LANDING

Doors to

BEDROOM 1

9' 4" x 12' 0" (2.85m x 3.66m)

Double glazed window, over stairs storage, access to loft and a radiator

BEDROOM 2

10' 10" x 11' 1" (3.31m x 3.38m)

Double glazed window, storage cupboard (boiler), a radiator and door to bathroom

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower over, tiled splash and a radiator

YARD

Access gate

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.

Anti-Money Laundering checks cost - £30.00 Inc VAT

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

