



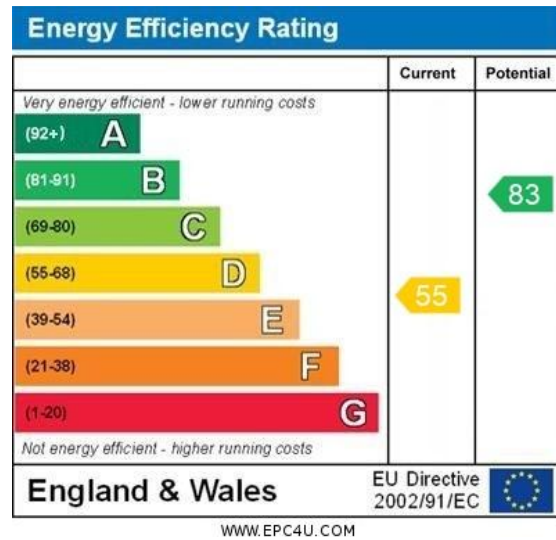
Lucy Boardman (Formerly Lloyds Bank) -

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.

Tenure
Freehold

Council Tax Band
A

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

www.rossstateagencies.com
sales@rossstateagencies.co.uk
01229 825636



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

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

Residential Sales Residential Lettings Commercial Sales & Lettings



Cross Street | Barrow-in-Furness | LA14 2JU

Asking Price £79,950

- Spacious Mid Terrace Property
- Recently Modernised
- Close To Town Centre, Schools
- Lounge, Dining Room
- Extended Fitted Grey Kitchen
- 2 Double Bedrooms
- Bathroom, 2 Loft Rooms
- CH, Dg, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this spacious mid-terrace property in the popular residential area, close to local amenities, popular schools, transport links and town centre. The property offers excellent living accommodation comprising of vestibule, lounge, dining room, extended fitted grey kitchen, 2 double bedrooms, bathroom and stairs to 2 loft rooms. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Double glazed door

VESTIBULE

Borrowed window and door to

LOUNGE

11' 1" x 12' 0" (3.39m x 3.66m)

Double glazed window, storage cupboard, feature fire surround with fire, spindle staircase to first floor, a radiator and a door to

DINING ROOM

12' 0" x 11' 8" (3.66m x 3.57m)

Double glazed window, feature fire surround with fire and a door to

KITCHEN

Double glazed windows, 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, plumb for washer and partly paneled walls

LANDING

Stairs to first floor, stairs to loft rooms

BEDROOM 1

11' 0" x 11' 10" (3.36m x 3.61m)

Double glazed window, over stairs storage and a radiator

BEDROOM 2

8' 11" x 11' 10" (2.72m x 3.63m)

Double glazed window, boiler, a radiator and door to bathroom

STAIRS TO LOFT ROOMS

LOFT ROOM 1

11' 9" x 13' 9" (3.59m x 4.20m)

Double glazed Velux window and a radiator

LOFT ROOM 2

8' 11" x 11' 10" (2.74m x 3.62m)

Double glazed Velux window, storage cupboard and a radiator

BATHROOM

Double glazed frosted window, 3 piece suite low level

W.C, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head and paneled walls

YARD

Access to yard

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 - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

