

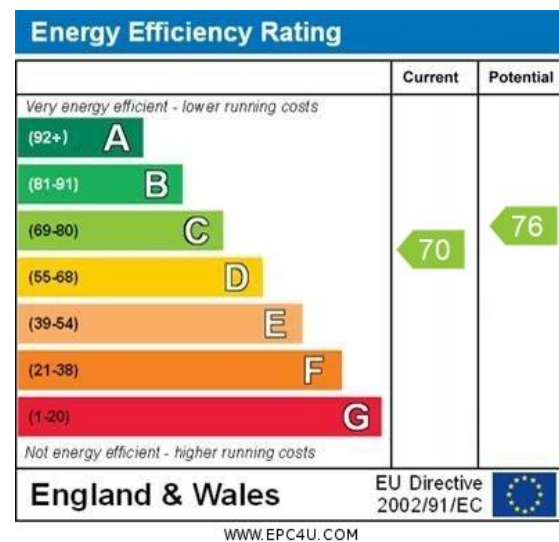
Lucy Boardman (Formerly Lloyds Bank) -

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.



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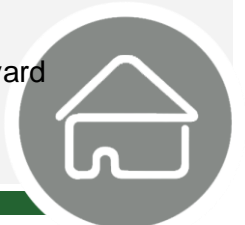
Estate Agencies



Abbey Road | Barrow-in-Furness | LA14 5EZ

Asking Price £99,950

- Spacious Ground Floor Apartment
- Suit A Variety Of Buyers
- Communal Hallway
- Stunning Lounge/Diner
- Fitted Grey Kitchen
- Recently Fitted Bathroom
- Large Bay Windowed Bedroom
- Study/Office
- Communal Front Garden/Rear Courtyard
- Council Tax Band A, Leasehold





Property Description

We are delighted to bring to the market this well presented and tastefully decorated ground floor leasehold apartment in the popular residential area on Abbey Road. The property was converted into self contained flats/apartments which are close to local transport links, amenities and Barrow Park. The property would suit a variety of buyers due to the spacious accommodation it offers and also the location. The property comprises of communal entrance hallway with access to the rear, spacious lounge/dining room, fitted grey kitchen, large bay windowed bedroom, study/office room and recently fitted suite bathroom. The property benefits from some lovely features including high ceilings throughout Parquet wood effect flooring and picture rail, central heating, double glazing, communal front garden with a large rear courtyard/parking area. Viewing is highly recommended to appreciate the size and standard on offer.

LOCATION

<https://what3words.com/lows.blur.face>

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Front garden area with access gate, front door to communal hallway leading to the rear of the property. Original feature throughout including: original Victoria doors and tiles, original cornicing and feature tiling in the hallway advised by the vendor

LOUNGE/DINER

12' 6" x 19' 1" (3.82m x 5.83m)

Double glazed windows, picture rail, feature open fireplace area with tiled hearth, parquet style flooring, radiator and doors to –

KITCHEN

Double glazed windows, storage cupboard, fitted grey wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob, tiled splash, plumbing for washer, integrated fridge/freezer, tiled flooring, tiled splash and radiator

BEDROOM 1

14' 6" x 16' 5" (4.44m x 5.01m)

Large double glazed bay window, picture rail, newly fitted carpet and radiator

STUDY

5' 3" x 8' 10" (1.61m x 2.71m)

Newly fitted carpet and a radiator

BATHROOM

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

VIEWINGS

By appointment

Draft particulars subject to client's 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 Plus VAT **This is non refundable once the AML check has been carried out**

