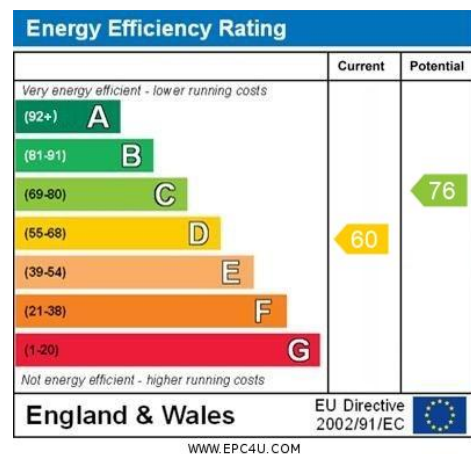


Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

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.

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



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

ROSS

Estate Agencies



St. Lukes Street | Barrow-in-Furness | LA13 9RR

Asking Price £84,950

- Calling All FTB/Landlords!!
- Mid Terrace Property In Popular Location
- Hallway, Lounge, Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Spacious Bathroom
- Central Heating, Double Glazing (Except Doors)
- Rear Yard, Outhouse
- Vacant Possession
- Council Tax Band A



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Cumbria LA14 1SB
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

CALLING ALL FIRST TIME BUYERS AND LANDLORDS!
We are pleased to bring to the market this mid terrace property in a popular location close to local amenities, transport links, schools and local parks. Internally the property offers excellent living accommodation comprising of entrance hallway giving access to the lounge, open to the dining room, fitted kitchen, 2 double bedrooms and a spacious bathroom. The property benefits from double glazed windows, central heating and rear yard with outhouse having power and light. The property is being sold with vacant possession and would suit a variety of buyers.

LOCATION
what3words - insert.fires.ports

SERVICES
Gas, Water, Electric, Telephone and Drainage

FRONTAGE
Front door to entrance hall

ENTRANCE HALL
Dado rail, stairs to first floor, wood effect flooring, radiator and door to lounge

LOUNGE
11' 8" x 11' 1" (3.56m x 3.38m)
Double glazed window, feature fire surround with coal effect fire, coved ceiling with ceiling rose, radiator and open arch to dining room with frosted borrowed windows

DINING ROOM
11' 5" x 12' 4" (3.50m x 3.76m)
Double glazed window, feature fire surround with coal effect fire, radiator, open arch to lounge with borrowed frosted windows and door to kitchen

KITCHEN
Double glazed window, door to rear, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring, under stairs storage and radiator

LANDING
Spindle balustrade, access to loft, dado rail and doors to all rooms

BEDROOM 1
11' 9" x 14' 3" (3.60m x 4.35m)
Double glazed window and radiator

BEDROOM 2
12' 10" x 8' 5" (3.93m x 2.58m)
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, tiled splash, built in storage cupboard, (boiler) and radiator

GARDEN
Access gate, water tap, paved seating area and outhouse with power and light

VIEWINGS
Key accompanied

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

