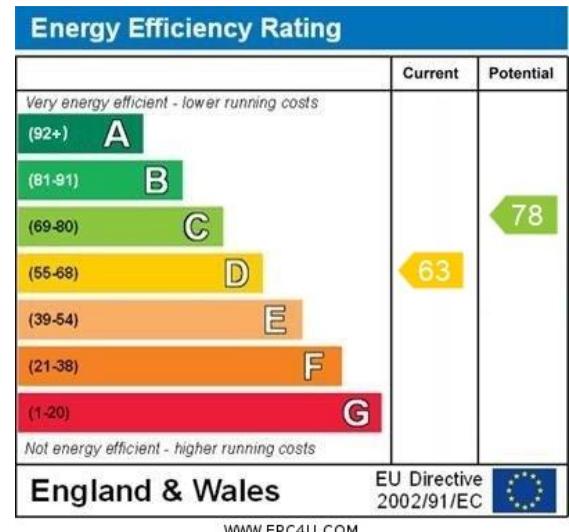


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**ROSS** Estate Agencies

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

Residential Sales Residential Lettings Commercial Sales & Lettings

#### 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



**Aberdare Street | Barrow-in-Furness | LA14 2TA**

**Asking Price £72,950**

- Mid Terrace Property
- Popular Location
- Vestibule, Open Lounge, Dining Room
- Galley Style Kitchen
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Rear Yard, Outhouse
- Vacant Possession
- Suit A Variety Of Buyers
- Council Tax Band A





## Property Description

We have an ideal opportunity to purchase a mid terrace property in the popular residential area on Barrow Island situated close to local amenities, transport links, schools and BAE. The property would suit a variety of buyers and comprises of vestibule, open plan lounge, dining room, galley style fitted kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and rear yard with outhouse. Viewing is recommended as some updating is required, however it would be a great addition to a rental portfolio and is being sold with vacant possession.

### LOCATION

what3words - tall.sculpture.month

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door to vestibule

### VESTIBULE

Door to lounge

### LOUNGE

**14' 1" x 12' 9" (4.31m x 3.89m)** Double glazed window, feature fire surround with fire, stairs to first floor, radiator and open to dining room

### DINING ROOM

**11' 6" x 11' 3" (3.51m x 3.43m)** Double glazed window, under stairs storage, built in storage cupboard, radiator and sliding door to kitchen

### KITCHEN

Double glazed window, double glazed door, galley style fitted kitchen with wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash and plumbing for washer

### LANDING

Spindle balustrade, access to loft and doors to all rooms

### BEDROOM 1

**13' 0" x 11' 5" (3.97m x 3.48m)**

Double glazed window and radiator

### BEDROOM 2

**11' 6" x 12' 9" (3.51m x 3.89m)** Double glazed window, built in storage cupboard (boiler) and radiator

### BATHROOM

3-piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower over, tiled walls, paneled ceiling and radiator

### YARD

With access gate and outhouse/store

### 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\*\*

