

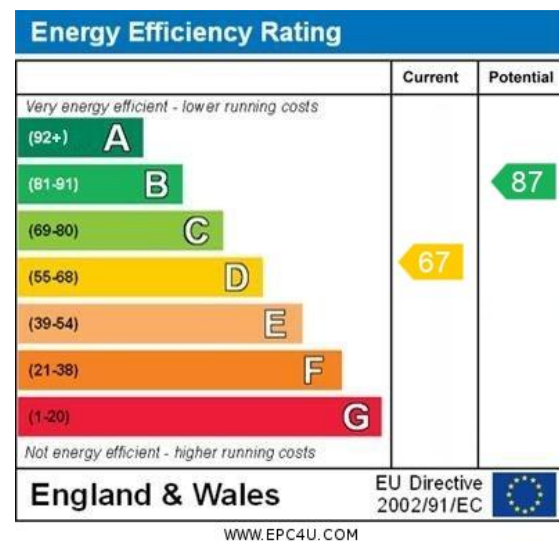
**Lucy Boardman** (Formerly Lloyds Bank) -

**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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# ROSS

## Estate Agencies



**Mulberry Way | Barrow-in-Furness | LA13 0RR**

**Asking Price £139,950**

- End Terrace Mews Style Property
- Popular Location Of Holbeck
- Ideal FTB Home
- Spacious Lounge
- Kitchen/Diner
- 2 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Gardens
- Off Road Parking Bay
- Council Tax Band B







## Property Description

\*\*\*CALLING ALL FIRST TIME BUYERS!!\*\*\*

We are pleased to bring to the market this end mews style property in the popular residential area of Holbeck in a cul de sac location. Internally the property offers a spacious lounge, kitchen/diner, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, steps leading down to the front of the property with a small garden area. To the rear of the property there is an enclosed garden and side access to the parking bay area. Viewing is highly recommended to appreciate the size on offer and is being sold with vacant possession.

### LOCATION

what3words - loud.jumpy.submit

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Steps leading down to the property, easy maintenance raised lawned area, access gate to rear and door to entrance hall

### ENTRANCE HALL

Double glazed window, storage cupboard, laminate flooring and door to lounge

### LOUNGE

12' 10" x 12' 1" (3.93m x 3.70m)

Double glazed window, feature fire surround, laminate flooring, open plan staircase, under stairs storage, radiator and door to kitchen/diner

### KITCHEN/DINER

12' 11" x 10' 9" (3.94m x 3.29m)

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer, tiled splash and radiator

### LANDING

Double glazed window, access to loft, storage cupboard and doors to all rooms

### BEDROOM 1

11' 10" x 12' 9" (3.63m x 3.90m)

Double glazed window and radiator

### BEDROOM 2

10' 11" x 6' 6" (3.33m x 1.99m)

Double glazed window, pleasant views, dado rail, over stairs storage 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 mixer taps/shower head, tiled walls and radiator

### GARDEN

Rear enclosed garden with lawned area, side access to the parking area, side access to front of the property and water tap

### 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\*\*

