

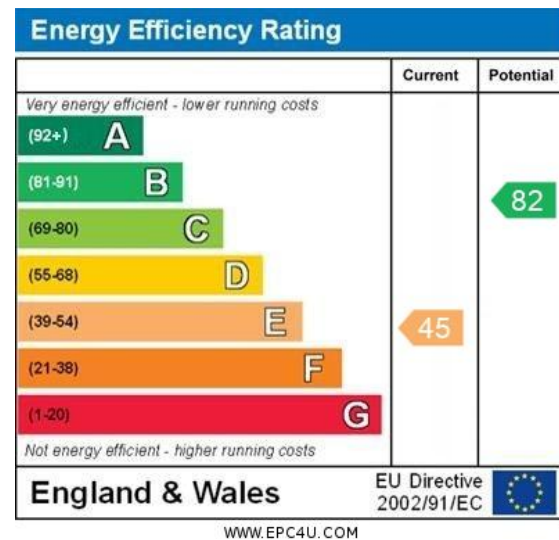
**Lucy Boardman** (Formerly Lloyds Bank) -

**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



**Hastings Street | Barrow-in-Furness | LA14 3LF**

**Asking Price £95,000**

- Mid Terrace Property
- Popular Location On Walney
- Spacious Lounge, Dining Room
- Fitted Kitchen, Utility Room, Cloaks/WC
- 2 Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Rear Yard
- Vacant Possession
- Council Tax Band A







Property Description

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

We are pleased to bring to the market this mid terrace property in the popular residential area on Walney close to local amenities, transport links, schools and BAE. Internally the property comprises of vestibule, spacious lounge, dining room, fitted kitchen, utility room with cloaks/wc, 2 bedrooms and bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is recommended to appreciate the size on offer and is being sold with vacant possession.

LOCATION

what3words - caller.void.outfit

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, laminate flooring, radiator and door to lounge

LOUNGE

10' 1" x 13' 1" (3.09m x 3.99m)

Double glazed window, feature fireplace with fire, laminate flooring, built in storage/shelving, radiator and door to dining room

DINING ROOM

15' 2" x 10' 3" (4.64m x 3.14m)

Double glazed window, laminate flooring, under stairs storage, radiator and door to kitchen

KITCHEN

Double glazed door, double glazed window, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, tiled flooring, tiled splash, display rack, radiator and door to utility room

UTILITY ROOM

Double glazed frosted window, plumbing for washer, wall unit, tiled flooring and door to cloaks/wc

CLOAKS/WC

With low level wc, hand wash basin with taps and tiled flooring

LANDING

Access to loft and doors to all rooms

BEDROOM 1

12' 0" x 12' 11" (3.68m x 3.94m)

Double glazed window, built in sliding door mirrored wardrobes and radiator

BEDROOM 2

10' 2" x 7' 5" (3.10m x 2.27m)

Double glazed window, built in storage cupboard 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 taps and shower over, tiled splash and laminate flooring

YARD

Access gate and paved seating area

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\*\*

