

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.

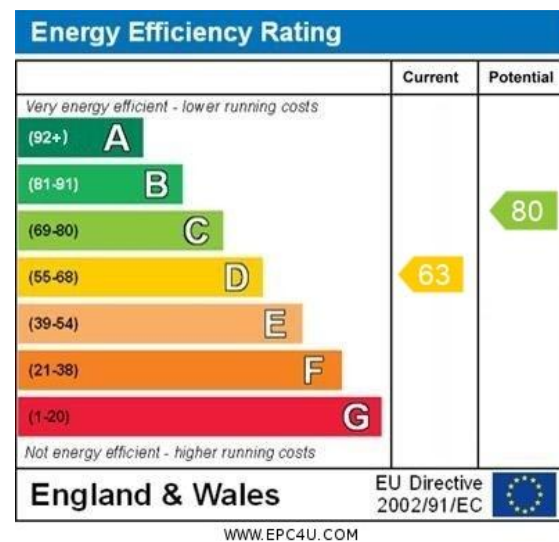
General

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.

ROSS

Estate Agencies



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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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

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Asking Price £139,950

- Mid-Terrace Property On Walney
- Excellent Family Accommodation
- Hall, Lounge, Dining Room
- Kitchen, Ground Floor Bathroom
- 3 Bedrooms
- Central Heating, Double Glazing
- Rear Yard
- Viewing Highly Recommended
- Vacant Possession
- Council Tax Band A



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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this well presented mid-terrace property In the popular residential area on Walney, close to local amenities, transport links, coastal beaches and local employer BAE. The property offers excellent living accommodation comprising of entrance hallway, spacious lounge, dining room, gallery style kitchen, ground floor bathroom and 3 bedrooms. The property benefits of central heating, double glazing and a spacious rear yard with an access gate. Viewing is highly recommended to appreciate size on offer. It is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/toddler.geologist.animated>

FRONTAGE

Double glazed door to

ENTRANCE HALLWAY

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

LOUNGE

13' 7" x 11' 1" (4.15m x 3.39m)

Double glazed window, feature fire surround with coal effect fire, laminate flooring, coved ceiling, borrowed frosted window and a radiator

DINING ROOM

16' 11" x 12' 5" (5.17m x 3.81m)

Double glazed window, laminate flooring, coved ceiling, borrowed frosted window, under stairs storage, a radiator and a sliding door to

KITCHEN

Double glazed window, double glazed door, fitted wall and base drawer units with work tops to compliment, inset one and a half bowl sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, fridge/freezer, tiled splash, plumb for washer, tiled flooring and a door to

LANDING

Access to loft, doors to

BEDROOM 1

17' 0" x 11' 4" (5.20m x 3.46m)

Double glazed window and a radiator

BEDROOM 2

12' 2" x 9' 4" (3.73m x 2.85m)

Double glazed window and a radiator

BEDROOM 3

7' 9" x 8' 8" (2.37m x 2.66m)

Double glazed window and a radiator

GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with central mixer taps and a double headed shower over, tiled walls and a paneled ceiling with spotlights

YARD

Rear enclosed spacious yard with access gate to outhouse/store and a water tap

VIEWING

Key accompanied

Draft particular subject to client 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

