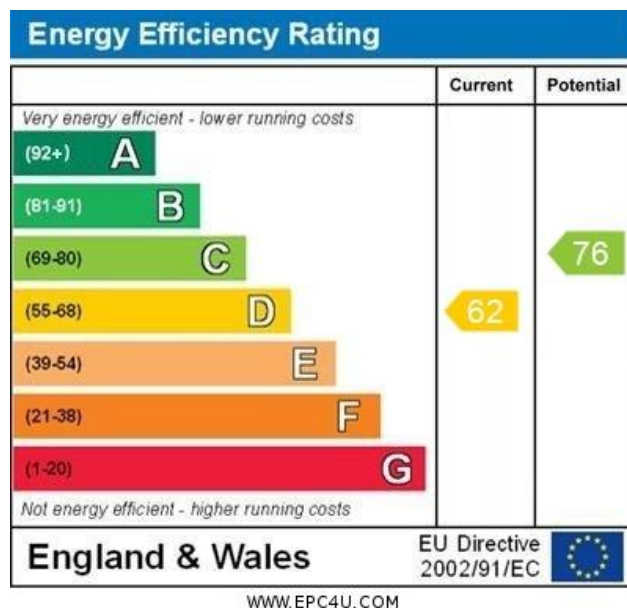


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.rossstateagencies.com](http://www.rossstateagencies.com)

Sales @rossstateagencies.co.uk

01229 825636



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

# ROSS

## Estate Agencies



**West View Road | Barrow-in-Furness | LA14 5AW**

**Asking Price £120,000**

- Forecourt Mid Terrace Property
- In Need Of Updating/Modernising
- Hallway, Bay Window, Lounge
- Dining Room, Kitchen
- 3 Bedrooms
- Bathroom
- DG, CH
- Rear Yard
- 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

We are pleased to bring to the market this forecourt mid terrace property in a popular location, close to local amenities, transport links, schools and barrow park. The property comprises of entrance hallway, bay window lounge, dining room, kitchen, 3 bedrooms and a bathroom. The property benefits from CH, DG and a rear yard it's also being sold with vacant possession. The property would suite a variety of buyers as updating/modernising is required however, it is reflected in the asking price.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/engage.glue.cowboy>

FRONTAGE

Forecourt paved area, access gate, double glazed door

VESTIBULE

Dado rail, doors to

ENTRANCE HALL

Stairs to 1st floor, coved ceiling, doors to

LOUNGE

14' 2" x 11' 3" (4.34m x 3.44m)

Radiator, double glazed bay window, wall mounted fire, coved ceilings, open arch way to

DINING ROOM

11' 8" x 12' 11" (3.57m x 3.94m)

Radiator, double glazed window, door to kitchen, coved ceiling, open to lounge

KITCHEN

Radiator, double glazed door, two double glazed windows, fitted wall base drawer units with work tops to compliment, inset one and a half bowl sink with mixer taps, cooker point, plumbing for washer, tiled flooring, glass display unit, under stairs storage

LANDING

Spindle balustrade, access to loft, doors to

BEDROOM 1

14' 11" x 11' 9" (4.57m x 3.60m)

Double glazed window, coved ceiling

BEDROOM 2

9' 5" x 13' 1" (2.88m x 3.99m)

Radiator, double glazed window, dado rail, coved ceiling

BEDROOM 3

8' 11" x 8' 5" (2.74m x 2.59m)

Radiator, double glazed window

BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, shower cubicle with shower, tiled splash, dado rail, panelled ceiling

YARD

Access gate

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 \*\*

