

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.

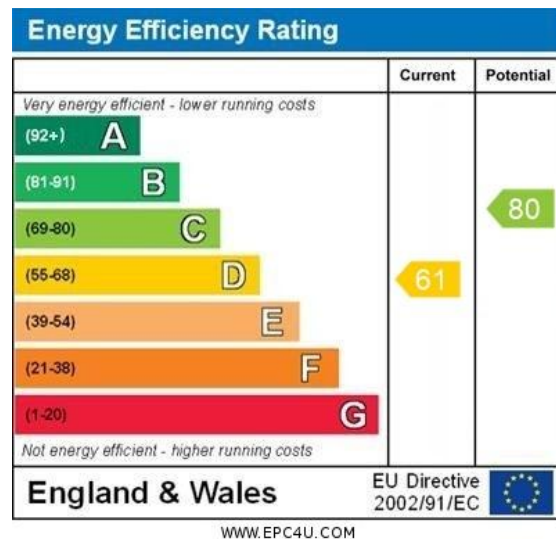
General

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

www.rossestateagencies.com
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Liverpool Street | Barrow-in-Furness | LA14 3BA

Asking Price £124,950

- Well Presented Mid Terrace Property
- Popular Location
- Tastefully Decorated Throughout
- Lounge, Modern Fitted Kitchen/Diner
- 2 Bedrooms
- Modern Bathroom
- CH, DG
- Rear Yard, Raised Decked Area
- No Chain
- 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

Well presented mid terrace property in the popular location on Walney close to local schools, amenities, transport links, local employer BAE and lovely coastal beaches. The property has been updated and is ready to move into. The property comprises of lounge, fitted kitchen/diner, 2 bedrooms and a modern bathroom. The property benefits from CH, DG, rear yard with outhouse/store area and a raised decked seating area. Viewing is highly recommended to appreciate size and standard of offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/couch.richer.serves>

VESTIBULE

Double glazed door

ENTRANCE HALL

Radiator, laminate flooring, stairs to 1st floor, doors to

LOUNGE

12' 7" x 11' 0" (3.84m x 3.36m)

Radiator, double glazed window, feature fire place, built in storage cupboard with spotlights, laminate flooring, doors to

KITCHEN/DINER

15' 0" x 10' 2" (4.59m x 3.11m)

Radiator, double glazed window, double glazed door, fitted grey wall base drawer units with work tops to compliment, stainless steel sink with mixer taps, integrated oven, 4 ring hob with extractor fan, fridge/freezer, plumbing for a washer, laminate flooring, tiled splash

LANDING

Access to loft, doors to

BEDROOM 1

11' 11" x 12' 9" (3.64m x 3.90m)

Radiator, double glazed window, laminate flooring, doors to walk in wardrobe/storage

BEDROOM 2

10' 2" x 7' 9" (3.10m x 2.37m)

Radiator, double glazed window, laminate flooring

BATHROOM

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

REAR YARD

Raised seating area with up/over door

OUTHOUSE/STORAGE

Outhouse storage, power light

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

