

**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.

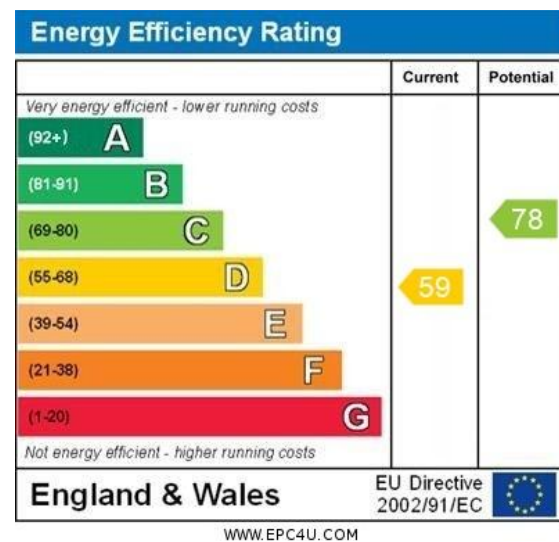
#### General

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.



**Registered Office**  
16 Cavendish Street  
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Tel (01229) 825636

**Residential Sales** **Residential Lettings** **Commercial Sales & Lettings**

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**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**Queen Street | Barrow-in-Furness | LA14 5NX**

**Asking Price £119,950**

Well Presented Mid Terrace Property  
Popular Location  
Tastefully Decorated Throughout  
Lounge, Dining Room  
Fitted kitchen, Utility Room

2 Double Bedrooms  
Modern Bathroom  
Central Heating, Double Glazing,  
Rear Yard  
Vacant Possession  
Council Tax Band A







Property Description

We are pleased to being to the market this well presented and tastefully decorated mid terrace property in a popular residential area close to local amenities transport links, schools, etc. The property comprised of lounge, dining room, fitted kitchen, utility room, 2 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear yard. The property is being sold with vacant possession and viewings are recommended.

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

<https://what3words.com/keen.lights.pose>

FRONTAGE

Double glazed door

VESTIBULE

Door to

DINING ROOM

12' 11" x 10' 6" (3.95m x 3.21m) Double glazed window, storage cupboard, part panelled walls, coved ceiling, radiator, stairs to 1st floor, open to

LOUNGE

11' 2" x 13' 0" (3.41m x 3.97m) Double glazed window, under stairs storage, feature open fire place with tiled hearth, radiator, coved ceiling, door to

KITCHEN

Double glazed window, modern fitted grey wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven,5-ring hob with extractor oven, plumbing for waste, tiled splash paneling, open to

UTILITY ROOM

Double glazed door to rear, double glazed window, panelled ceiling with spotlights, radiator

BEDROOM 1

12' 2" x 12' 11" (3.71m x 3.95m) Double glazed window, access to loft with pull chain, ladder, coved ceiling, radiator

BEDROOM 2

13' 0" x 13' 0" (3.97m x 3.97m) Double glazed window, coved ceiling, radiator, door to bathroom

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 \*\*

