

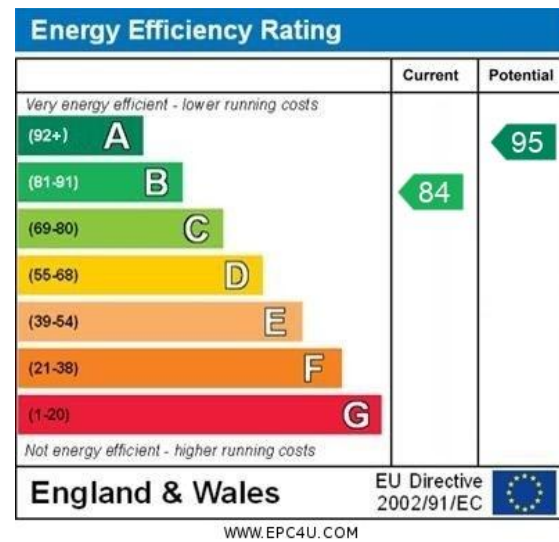
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

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

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Victoria Court, Oxford Street Barrow-in-Furness LA14 5WD Asking Price £249,950

- Well Presented Family Home
- Sought After Location Off Oxford Street
- Built Around - And Is A Block of 3
- Hallway, GF Cloaks/WC, Spacious Lounge
- Modern Fitted Kitchen/Diner, Utility Room
- 3 Good Size Bedrooms
- 4-Piece Suite Modern Fitted Family Bathroom
- CH, D 2 Off Road Parking Bays
- Easy Maintenance Rear Paved Garden
- Council Tax Band B





Property Description

We are delighted to bring to the market this well presented family home in the sought after location off Oxford Street, close to local amenities, transport links, schools etc. The property was built around and in a row of 3. The property comprises of entrance hallway with a spindle staircase, ground floor cloaks/WC, spacious lounge, modern fitted kitchen/diner with built in appliances, utility room, 3 good size bedrooms and a family 4-piece suite modern bathroom. The property benefits from central heating, double glazing, 2 off road parking bays outside the front, easy maintenance rear paved garden area. Viewing is highly recommended to appreciate size and standard on offer in this easy living family home, it's also being sold with vacant possession,

SERVICES

Gas, Electric, Water, Phone, Drainage

LOCATION

<https://what3words.com/quiet.puff.pass>

FRONTAGE

Easy maintenance front area, with a small flower bed, 2 parking bays, access to the rear and double-glazed door

ENTRANCE HALL

Double glazed window, radiator, stairs to 1st floor, under stairs storage and doors to

LOUNGE

14' 4" x 11' 3" (4.38m x 3.44m) double glazed windows and radiator

CLOAKS/WC

Low level WC, pedestal hand wash basin with tops and tiled splash

KITCHEN/DINER

Double glazed window, radiator, double glazed patio doors to rear garden, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for dishwasher, tiled splash and tiled flooring

UTILITY ROOM

5' 10" x 7' 7" (1.79m x 2.33m)

Base units with 1 1/2 stainless steel sink with mixer taps, plumbing for washer, tiled splash and tiled flooring

LANDING

Double glazed window, spindle staircase/balustrade, access to loft, storage cupboard and doors to

BEDROOM 1

17' 7" x 10' 11" (5.36m x 3.35m)

Double glazed windows and radiator

BEDROOM 2

9' 11" x 14' 9" (3.03m x 4.51m)

Double glazed window and radiator

BEDROOM 3

7' 6" x 11' 4" (2.31m x 3.46m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath, shower cubicle with shower, part panelled walls and tiled splash

GARDEN

Rear enclosed, paved garden area with easy maintenance, access gate - water top

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 **

