

**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.

#### Tenure

Freehold

#### Council Tax Band

A

#### Contact Details

**Registered Office**  
16 Cavendish Street  
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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.



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

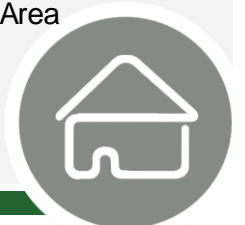
## Estate Agencies



**Beech Street | Barrow-in-Furness | LA14 5EB**

**Asking Price £94,950**

- Well Presented Mid Terrace Property
- Popular Residential Area
- Hall, Lounge
- Dining Room, Fitted Kitchen
- 2 Double Bedrooms
- Jack'n'Jill Style Hallway
- Bathroom
- CH, DG, Rear Yard With Seating Area
- Viewing Highly Recommended
- Council Tax Band A







Property Description

Calling all first-time buyers!

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property, in the popular residential area close to local amenities, transport links and schools. The property is in excellent order throughout and ready to move into. It briefly comprises of entrance hallway, lounge, dining room, fitted kitchen, 2 double bedrooms with a jack'njill hallway leading to the bathroom. The property benefits from central heating, double glazing rear yard with paved seating area. Viewing is higley recommended to appreciate the standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/intent.traps.couch>

FRONTAGE

Double glazed door

ENTRANCE HALL

Stairs to 1st floor and door to

LOUNGE

12' 2" x 12' 5" (3.72m x 3.80m)

Double glazed window, dado rail, radiator, doors to kitchen and door to

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.68m) Double glazed window, radiator and coved ceiling

KITCHEN

10' 2" x 6' 2" (3.10m x 1.90m)

Double glazed window, radiator, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, free standing cooker, plumbing for washer, tiled splash and laminate flooring

LANDING

Doors to

BEDROOM 1

10' 4" x 12' 1" (3.16m x 3.70m)

Double glazed window, radiator, door to rear hall

BEDROOM 2

9' 5" x 12' 11" (2.88m x 3.95m)

Double glazed window, dado rail, coved ceiling, feature open fireplace and door to hall

REAR HALL

Doors to bedrooms 1 and bedroom 2, coved ceiling and door to bathroom

BATHROOM

Double glazed window, 3-piece suite low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head and tiled splash

YARD

Rear yard with paved seating area and water tap

AGNET 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 \*\*

