

**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  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

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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



**Napier Street | Barrow-in-Furness | LA14 5SZ**

**Asking Price £92,950**

- Well Presented Mid Terrace Property
- Popular Location
- Ready To Move Into Condition
- Vestibule, Lounge
- Dining Room, Fitted Kitchen
- 2 Double Bedrooms
- Jack'n'Jill Hallway
- 4-Piece Suite Bathroom
- CH,DG, Rear Yard
- Council Tax Band A



Property Description

Calling all first time buyers!

We are delighted to bring to the market this well-presented mid terrace property, in the popular location, close to local amenities, transport links, schools and close to local employer BAE. The property comprises of vestibule, lounge, dining room, fitted kitchen, 2 double bedrooms with Jack'n'Jill hallway to 4-piece suite bathroom. The property benefits from central heating, double glazing and a rear yard with outhouse. The property is ready just to move into and would suit a variety of buyers.

Photo's to follow!

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/crib.buzz.tone>

FRONTAGE

Double glazed door to

VESTIBULE

Door to

LOUNGE

12' 5" x 12' 2" (3.81m x 3.72m)

Double glazed window, radiator, laminate flooring and door to

DINING ROOM

12' 4" x 10' 5" (3.77m x 3.19m)

Double glazed window, radiator, wall mounted fire, stairs to 1st floor and door to lounge

KITCHEN

Double glazed window, double glazed door to rear, fitted wall base drawer units, with worktops to compliment, inset stainless steel unit with mixer taps, integrated oven, 4-ring hob, extractor over and tiled splash

LANDING

Doors to

BEDROOM 1

10' 9" x 12' 2" (3.28m x 3.71m)

Double glazed window, radiator, door to Jack'n'Jill hallway to bathroom

BEDROOM 2

9' 0" x 12' 8" (2.75m x 3.88m)

Double glazed window, radiator and door to Jack'n'Jill hallway

REAR HALLWAY

Access to loft and door to bathroom

BATHROOM

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

YARD

Access gate, outhouse/store and paved area

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 \*\*

