

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

B

Contact Details

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

www.rossestateagencies.com
sales@rossestateagencies.co.uk
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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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Friars Terrace | Barrow-in-Furness | LA13 0BX

Fixed Price £140,000

- Sought After Family Home/Popular Location
- In Need Of Fully Modernising/Renovating
- Hallway, Lounge
- Fitted Kitchen/Diner
- GF Cloaks/WC
- 3 Bedrooms
- Wet Room Style Shower Room
- CH, DG, Gardens Front/Rear
- Separate Garage Across The Road
- Council Tax Band A





Property Description

We are pleased to bring to the market this family home in cul-de-sac location close to local amenities, transport links, schools etc, just off Friars Lane. The property is in need of updating and modernising which is reflected in the asking price. The property comprises of entrance hallway, leading to a lounge, fitted kitchen/diner, ground floor cloaks/WC, 3 bedrooms and a wet room style shower room. The property benefits from central heating, double glazing, mature front/rear gardens and a separate garage located across the road. The property is ideal for a variety of buyers, especially someone wanting to put their own stamp on it, in relation to updating/modernizing, it's also being sold with vacant possession

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/trout.wishes.sadly>

FRONTAGE

Access gate to front garden with mature plants/trees, access gate to side/rear and double-glazed door to

ENTRANCE HALL

Storage cupboard, radiator, under stairs storage and door to

LOUNGE

13' 4" x 12' 8" (4.07m x 3.88m)

Double glazed window, radiator, feature fire surround with fire, borrowed frosted windows, door to rear hall area

REAR HALL

Rear hall, stairs to 1st floor and door to

KITCHEN/DINER

7' 10" x 20' 2" (2.40m x 6.15m)

Double glazed windows, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob, with extractor over, plumbing for a washer and door to

GROUND FLOOR CLOAKS/WC

Low level WC, hand wash basin with taps

LANDING

Double glazed frosted window, spindle staircase, access to loft and doors to

BEDROOM 1

10' 7" x 10' 5" (3.23m x 3.20m)

Double glazed window, radiator and built in wardrobe

BEDROOM 2

11' 0" x 9' 5" (3.36m x 2.88m) Double glazed window and radiator

BEDROOM 3

8' 9" x 9' 7" (2.68m x 2.93m) Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, floating hand wash basin with taps, style wall mounted shower unit, wet flooring, storage cupboard and tiled walls

GARAGE

Separate garage - up/over door, across the road

GARDEN

Rear enclosed garden with mature plants/shrubs/trees, paved seating area, water tap and side access gate

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 **

