

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.

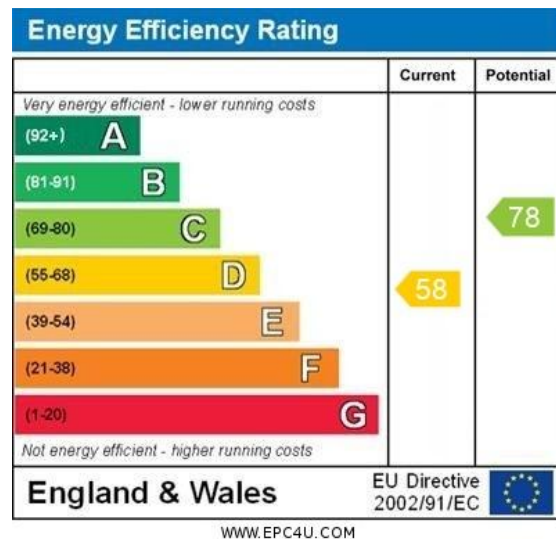
General

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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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

www.rossstateagencies.com

Sales@rossstateagencies.co.uk

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Kent Street | Barrow-in-Furness | LA13 9QS

Asking Price £115,000

- No Upper Chain
- Popular Location
- Spacious End Terrace Property
- Hall, Lounge, Dining Room
- Fitted Kitchen, GF Shower Room
- 3 Bedrooms, Family Bathroom
- CH,DG, Rear Yard
- Viewing Recommended
- Good Tenant In Situ
- Council Tax Band A



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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market the end terrace spacious property in a popular residential area close to local amenities, transport links, schools etc. The property is an ideal opportunity to add to a rental portfolio as it is being sold with tenants in situ. The property comprises of entrance hallway giving access to dining room, lounge, open archway to the fitted kitchen, ground floor shower room, 3 good size bedrooms and a family bathroom. The property benefits from central heating, double glazing and a rear yard. Viewings are recommended to appreciate size on offer. Property being sold with tenant in-situ

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

https://what3words.com/rocky.coffee.alien

FRONTAGE

Double glazed door to

ENTRANCE HALL

Laminate flooring, stairs to first floor, open to kitchen, doors to

LOUNGE

14' 6" x 13' 10" (4.42m x 4.23m)

Radiator, double glazed window, fitted wall mounted fire, laminate flooring, open archway to

DINING ROOM

14' 10" x 10' 3" (4.54m x 3.13m)

Radiator, double glazed window, laminate flooring, open archway to lounge, under stairs storage

KITCHEN

14' 5" x 8' 1" (4.40m x 2.48m)

Double glazed stable style door, double glazed window, fitted wall base drawer units with worktops to compliment, inset white sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for a washer, tiled splash, door to

GROUND FLOOR SHOWER ROOM

Double glazed frosted window, 3 piece suite, low level W.C, floating hand wash basin with taps, walk in shower cubicle with double headed shower, panelled walls, panelled ceiling with lights, radiator, storage cupboard/boiler

LANDING

Spindle balustrade, doors to

BEDROOM 1

13' 11" x 14' 6" (4.26m x 4.43m)

Radiator, double glazed window

BEDROOM 2

9' 2" x 14' 1" (2.80m x 4.31m)

Radiator, double glazed window

BEDROOM 3

8' 5" x 8' 0" (2.58m x 2.46m)

Radiator, double glazed window

BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with telephone style mixer taps/shower head, part panelled walls, part tiled walls

YARD

Access gate, paved seating 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 **

