

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



Abbey Road | Barrow-in-Furness | LA14 5EZ

Asking Price £99,950

- Spacious 1st Floor Apartment
- Suit A Variety Of Buyers
- Communal Hallway, Front/Rear
- Hall, Open Plan Lounge, Kitchen, Diner
- 2 Bedrooms
- Shower Room
- Central Heating, Double Glazing
- Parking Space To Rear
- Vacant Possession
- Council Tax Band A, Leasehold



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Tenure

Leasehold

Council Tax Band

A

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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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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 this first floor leasehold apartment in the popular residential area, close to local amenities, transport links, schools and local park. The property has been converted into self contained flats/apartments. The property comprises of communal entrance hallway which gives access to front/rear of the property, stairs leading to the first floor, entrance hallway leading to a spacious open plan lounge, kitchen, diner, 2 bedrooms and a shower room. The property benefits from central heating, double glazing and off road parking to the rear. The property would suit a variety of buyers. Viewing is recommended to appreciate size and standard on offer and it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/lows.blur.face>

FRONTAGE

Front entrance door to communal hallway, access to rear of property, stairs to first floor and door to

HALLWAY

Radiator, laminate flooring and doors to

LOUNGE/KITCHEN/DINER

15' 3" x 22' 3" (4.67m x 6.80m)

Open plan spacious lounge/kitchen/diner with double glazed windows, radiator, laminate flooring, fitted walnut effect wall and base drawer units with

worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash and plumb for washer

BEDROOM 1

10' 11" x 11' 6" (3.34m x 3.53m)

Double glazed window, radiator, built in double door wardrobe and a borrowed frosted window

BEDROOM 2

11' 5" x 5' 4" (3.48m x 1.65m)

Double glazed frosted window and a radiator

SHOWER ROOM

3 piece suite, low level W.C, pedestal hand wash basin with mixer taps, corner shower cubicle with shower, tiled splash, tiled flooring, borrowed frosted window and a towel rail/radiator

REAR

Extensive paved area with allocated parking space

VIEWING

Key accompanied

Draft particular subject to client approval

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

