

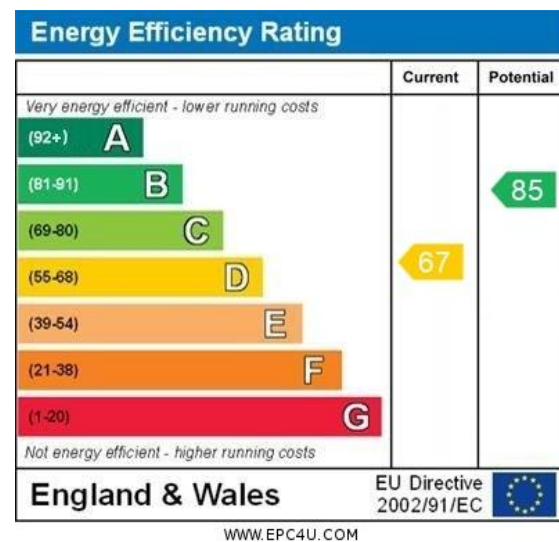
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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ROSS

Estate Agencies



Dartmouth Street | Barrow-in-Furness | LA14 3AS

Asking Price £115,000

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Hall, Lounge With Double Doors
- Dining Room, Modern Fitted Kitchen
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG, Rear Yard, Raised Decked Area
- Viewing Recommended
- Suit A Variety Of Buyers
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented mid terrace property in the popular residential area of Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property comprises of entrance hallway, lounge with double doors to the dining room, recently fitted modern kitchen with built in appliances, 2 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, rear yard with outhouse/store and raised decked seating area. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/sample.swept.moon>

FRONTAGE

Double glazed door

ENTRANCE HALL

Stairs to 1st floor, tiled floor and door to

LOUNGE

11' 3" x 12' 8" (3.43m x 3.87m)

Double glazed window, wall mounted fire and double doors to

DINING ROOM

9' 11" x 14' 10" (3.04m x 4.54m)

Double glazed window, radiator, under stairs storage and door to

KITCHEN

Double glazed window, double glazed door, fitted grey wall base drawer units with worktops to compliment, inset white sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, built in microwave, wine rack, integrated fridge/freezer, plumbing for washer, tiled walls, ceiling spotlight and laminate flooring

LANDING

Access to the loft and doors to

BEDROOM 1

11' 4" x 12' 10" (3.46m x 3.92m)

Double glazed window, full length built-in wardrobes with hanging/storage

BEDROOM 2

7' 3" x 9' 10" (2.21m x 3.01m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, modern fitted shower room, low level WC, floating hand wash basin with mixer taps, walk-in shower cubicle with shower, tiled walls, panelled ceiling with spotlights

YARD

Access gate, paved area, raised decked seating area and outhouse/store/cloaks/WC

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 **

