

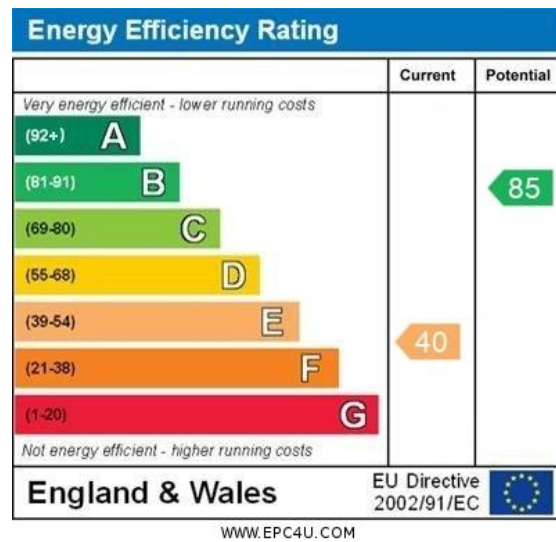
**Lucy Boardman** (Formerly Lloyds Bank) -

**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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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**James Street | Barrow-in-Furness | LA14 1EH**

**Asking Price £47,000**

- Mid Terrace Property
- Town Centre Location
- Lounge, Dining Room
- Kitchen, Ground Floor Bathroom
- Double Glazed Windows
- Boiler Has Been Fitted
- Rear Yard
- Updating/Modernising Required
- Vacant Possession
- Council Tax Band A







## Property Description

Calling all property developers/landlords!

We are pleased to bring to the market this mid terrace property in the popular town centre location, close to local amenities and transport links etc. The property is in need of renovation, which is reflected in the asking price. The property comprises of a lounge, dining room open to the kitchen, ground floor bathroom and 2 bedrooms. The property benefits from double glazed windows, a boiler has been fitted, and rear yard. Cash buyers only for this property and it's being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Drainage, Telephone

### LOCATION

<https://what3words.com/hiding.chain.themes>

### FRONTAGE

Front door to

### LOUNGE

**13' 6" x 11' 1" (4.12m x 3.40m)**

Double glazed window, fireplace with open fire and door to

### DINING ROOM

**13' 5" x 7' 8" (4.09m x 2.36m)**

Double glazed windows, stairs to 1st floor and under stairs storage, open to

### KITCHEN

**9' 4" x 5' 7" (2.87m x 1.72m)** Double glazed window, door to rear, fitted base units, stainless steel sink with worktops, tiled splash and door to

### BEDROOM 1

**11' 2" x 13' 5" (3.41m x 4.09m)**

Double glazed window, radiator and storage cupboard

### BEDROOM 2

**7' 11" x 13' 4" (2.42m x 4.08m)**

Double glazed window and radiator (boiler)

### GROUND FLOOR BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin, white taps, panel enclosed bath with mixer taps/shower head

### YARD

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 \*\*

