

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.

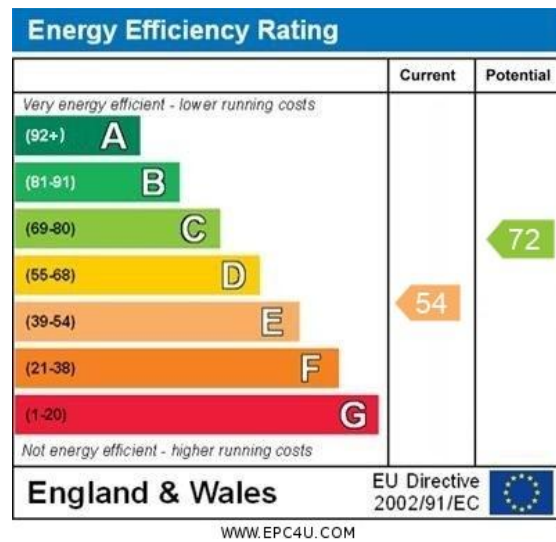
General

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

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

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Hart Street | Ulverston | LA12 7JL

Asking Price, offer over £95,000

- Purpose Built 1st floor Leasehold Flat
- Popular Location In Ulverston
- In Need Of Modernising/Updating
- Hallway
- Open Plan Lounge/Kitchen
- 2 Bedrooms
- Bathroom
- CH, DG
- Lease Approximately 967 Years Remaining
- Council Tax Band A



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Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

ONE OF THE CHEAPEST PROPERTIES IN THE LA12 POSTCODE AREA

We are bringing to the market this 1st floor purpose built flat, behind Hart Street in Ulverston, close to local amenities, transport links, etc. The property is leasehold and has approximately 967 years remaining, which is a substantial period of time. The property is in need of a full renovation/modernizing throughout and is reflected in the asking price. The property comprises of an entrance hallway, open plan lounge, kitchen, 2 bedrooms and a bathroom. The property has double glazing, central heating and has been priced to sell for a quick sale.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/grudging.switched.swatted>

ENTRANCE HALL

Stairs to 1st floor and door to

LOUNGE/KITCHEN

17' 10" x 14' 10" (5.46m x 4.54m)

Open plan lounge/kitchen, double glazed windows, radiator, panelled ceiling, door to rear hall

KITCHEN

Double glazed windows, base/wall units, stainless steel sink unit with mixer taps, cooker point, plumbing for washer

BEDROOM 1

14' 2" x 8' 7" (4.32m x 2.64m)

Double glazed window and radiator

BEDROOM 2

13' 10" x 9' 0" (4.22m x 2.75m)

Double glazed window

BATHROOM

Double glazed window, 4-piece suite, low level WC, hand wash basin with taps, panelled enclosed bath, walk-in shower cubicle with shower (boiler)

AGENCY 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

