

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.



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.

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.

Tenure

Freehold

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



Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

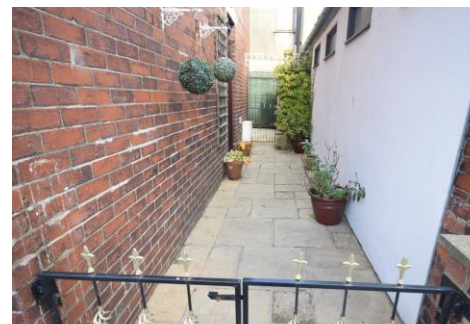
Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings



ROSS

Estate Agencies



Longreins Road | Barrow-in-Furness | LA14 5AL

Asking Price £110,000

- End Terrace Property
- Gates Side Forecourt Area
- Lounge, Modern Fitted kitchen/Diner
- 2 Bedrooms
- Bathroom
- Central Heating And Double Glazing
- Rear Enclosed Yard With Seating Area
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring t the market, this end terrace property with a side forecourt area, in the popular residential area close to local amenities, transport links, schools, etc. The property is tastefully decorated and updated by the current vendor and comprises of a lounge, modern fitted kitchen/diner, 2 bedrooms and a bathroom. the property benefits from central heating, double glazing and rear enclosed yard with paved seating area. The property is ready to move in condition and being sold with vacant possession. Viewing is recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/study.crops.code>

SIDE PATHWAY/ACCESS

Easy maintenance forecourt area, access gate to the rear

FRONTAGE

Double glazed door to

ENTRNC E HALL

Tiled flooring, stairs to first floor and door to

LOUNGE

12' 6" x 12' 1" (3.82m x 3.69m)

Double glazed window, radiator, borrowed frosted window, feature fire surround with coal effect fire and picture rail

KITCHEN

12' 3" x 11' 0" (3.74m x 3.37m)

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliments, inset stainless steel wink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, tiled flooring, ceiling spotlight and borrowed frosted window

LANDING

Access to loft and doors to

BEDROOM 1

12' 2" x 11' 5" (3.71m x 3.49m)

Double glazed window, radiator, feature ornate open fireplace with hearth, wood effect flooring, 2 built in double door wardrobes and dado rail

BEDROOM 2

8' 3" x 6' 3" (2.52m x 1.92m)

Double glazed window, radiator and (boiler)

BATHROOM

Double glazed frosted window, 3-piece suite white low-level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed bath with shower over, tiled splash, tiled flooring, panelled ceiling with spotlights

YARD AREA

Rear enclosed yard with a paved seating area, raised flower beds, storage shed and side access gate

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 **

