

**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  
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# ROSS

## Estate Agencies



**Portsmouth Street | Barrow-in-Furness | LA14 3AH**

**Asking Price**

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Tastefully Decorated Throughout
- Hall, Open Plan Lounge/Dining Area
- Fitted Kitchen And Storeroom
- 2 Bedrooms
- White, 3-Piece Suite And Bathroom
- Central Heating, Double Glazing
- Rear Yard, Outhouse/Shed
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings





### Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid terrace property in the popular location on Walney, close to local amenities schools, schools, transport links and coastal beaches. The property comprises of an entrance hallway leading to open plan lounge, dining room, storeroom, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, rear yard with outhouse and sheds. Viewing is highly recommended to appreciate the size and standard on offer, it's also being sold with vacant possession.

#### SERVICES

Gas, Electric, Water, Telephone, Drainage

#### LOCATION

<https://what3words.com/during.figure.brass>

#### FRONTAGE

Double glazed door to

#### ENTRANCE HALL

Stairs to first floor and door to

#### LOUNGE

12' 9" x 11' 8" (3.90m x 3.58m)

Double glazed window, radiator, feature fire surround with fire, open archway to

#### DINING ROOM

10' 4" x 10' 5" (3.15m x 3.20m) Open archway, radiator, double glazed window, door to large under stairs storage room (boiler)

#### KITCHEN

Double glazed windows, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for washer, tiled splash and tiled flooring

#### LANDING

Access to loft and doors to

#### BEDROOM 1

14' 10" x 12' 8" (4.53m x 3.88m)

Double glazed window and radiator

#### BEDROOM 2

10' 4" x 7' 0" (3.17m x 2.14m)

Double glazed window and radiator

#### BATHROOM

Double glazed frosted window, radiator, 3-piece white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with taps, shower over, tiled splash and ceiling spotlight

#### YARD

Access gate, outhouse and storage shed

### 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

