

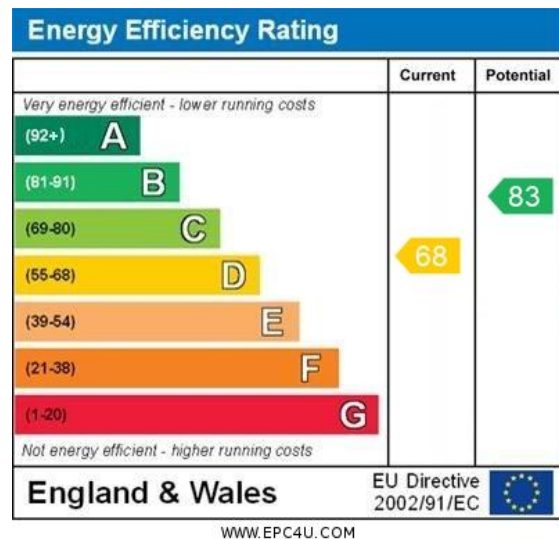
Lucy Boardman (Formerly Lloyds Bank) -

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



Kent Street | Barrow-in-Furness | LA13 9QT

Asking Price £84,950

- Well Presented Mid Terrace Property
- Tastefully Decorated Throughout
- Lounge, Fitted Kitchen
- Ground Floor Bathroom
- 2 Bedrooms & CloaksWC
- CH, DG
- Rear Yard, 2 X Outhouses
- Ready To Move Into
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid terrace property in popular location close to local amenities, transport, links, schools, etc. The property comprises of vestibule, lounge, fitted kitchen, hall, ground floor bathroom, 2 bedrooms and a cloaks/WC. The property benefits from central heating, double glazed rear yard with seating area and outhouses. Viewings are highly recommended to appreciate the standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/fades.living.hype>

FRONTAGE

Double glazed door to

VESTIBULE

Door to

LOUNGE

14' 5" x 12' 0" (4.41m x 3.67m) Double glazed window, radiator, feature fire surround with fire, stairs to first floor and door to

KITCHEN

Double glazed window, fitted high shine cream wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, integrated fridge, freezer, washing machine, under stairs storage, laminate flooring and doors to

REAR HALL

Double glazed door, laminate flooring and door to ground floor bathroom

LANDING

Access to loft and doors to

BEDROOM 1

14' 4" x 11' 8" (4.37m x 3.58m)

Double glazed window, radiator, fitted wardrobes with overbed fitment and vanity unit

BEDROOM 2

9' 2" x 9' 3" (2.81m x 2.83m) Double glazed window, radiator, storage cupboard (boiler)

CLOAKS/WC

Low level WC, hand wash basin with mixer taps/vanity unit and panelled walls

GROUND FLOOR BATHROOM

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

YARD

Access gate, outhouse x 2 paved seating areas

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

