

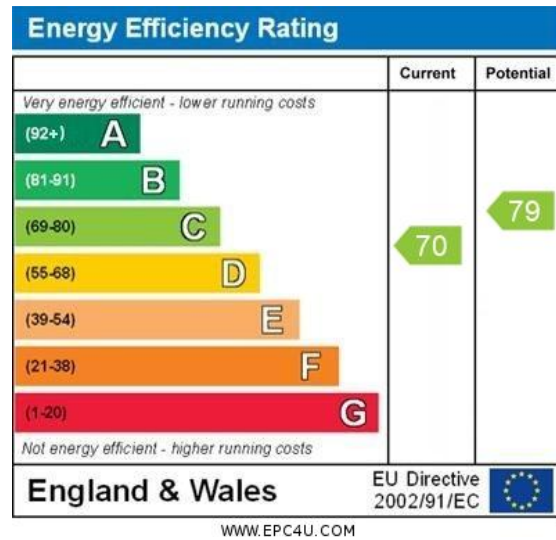
**Lucy Boardman** (Formerly Lloyds Bank) -

**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



**Dover Street | Barrow-in-Furness | LA14 3LE**

**Asking Price £129,950**

- Recently Modernised Mid Terrace Property
- Popular Location On Walney
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 2 Bedrooms
- Modern Fitted Bathroom
- CH, DG
- Rear Yard With Outhouse
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this recently renovated mid terrace property in the popular location on Walney, close to local amenities, transport links, schools, coastal beaches and local employer, BAE. The property comprises of an entrance hall area, giving access to spacious lounge, modern fitted grey kitchen/diner, 2 bedrooms and a modern fitted bathroom suite with jet spa shower. The property benefits from central heating, double glazing, rear yard with outhouse/store. The property is being sold with vacant possession and early viewings are recommended.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/issued.rate.gallons>

### FRONTAGE

Double glazed door to

### ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring and door to

### LOUNGE

**12' 9" x 11' 5" (3.910m x 3.49m)**

Double glazed widow, radiator, laminate flooring, coved ceiling, borrowed window and door to

### KITCHEN/DINER

**14' 6" x 9' 10" (4.43m x 3.02m)**

Double glazed windows, double glazed door, radiator, recently fitted grey wall base drawer units with worktops to compliment, black sink with mixer taps, integrated oven, 4-ring hob with extractor over, laminate flooring under stairs storage, borrowed window, panelled ceiling, plumbing for washer

### LANDING

Access to the loft and doors to

### BEDROOM 1

**14' 8" x 12' 10" (4.49m x 3.92m)**

Double glazed window and radiator

### BEDROOM 2

**7' 4" x 10' 0" (2.24m x 3.07m)**

Double glazed window, radiator and laminate flooring

### BATHROOM

Double glazed frosted window, radiator, modern fitted white 3-piece suite, low level WC, pedestal hand wash basin with black mixer taps, panelled enclosed bath with multi-use double headed shower/mixer tap, jet spa style panelled walls and panelled ceiling

### YARD

Enclosed rear yard with paved seating area, outhouse/store and water tap

### 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 \*\*

