

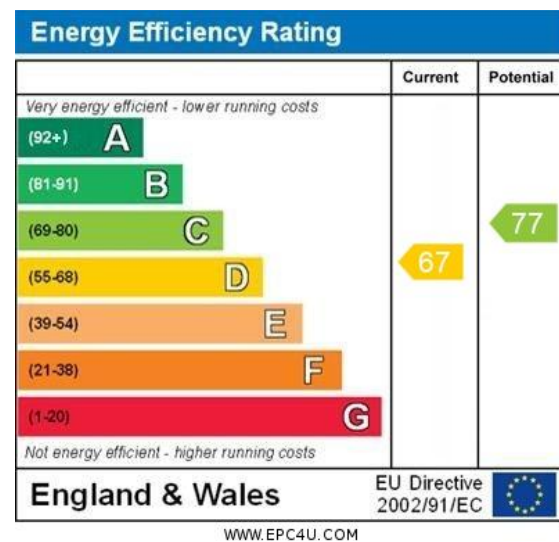
Lucy Boardman (Formerly Lloyds Bank) -

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



Chatsworth Street | Barrow-in-Furness | LA14 5TP **Asking Price £125,000**

- Well Presented Forecourt Property
- Popular Residential Area
- Hall, Lounge With Multi Fuel Fire
- Open plan Dining Room, Modern Fitted Kitchen
- 2 Double Bedrooms
- Modern Bathroom Suite
- CH, DG Rear Enclosed Yard
- Ready To Move Into
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated forecourt mid terrace property in a popular residential area, close to local amenities, transport links, schools etc. The property has been updated by the current vendors ad comprises of a vestibule, hallway, lounge with feature fireplace and multi fuel fire, open plan dining room/kitchen with modern fitted units and appliances, 2 double bedrooms and a modern fitted bathroom suite.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/grace.mouth.dime>

FRONTAGE

Access gate to forecourt area and double glazed door

VESTIBULE

Laminate flooring, coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, radiator, coved ceiling, laminate flooring and doors to

LOUNGE

12' 0" x 11' 6" (3.68m x 3.52m)

Double glazed window, radiator, feature fireplace with multi-fuel fire, laminate flooring, coved ceiling and picture rail

DINING ROOM

9' 10" x 13' 2" (3.02m x 4.03m)

Open plan to kitchen, radiator, double glazed door to rear, feature fireplace with open fire, laminate flooring feature island, fitted storage cupboard, coved ceiling and picture rail

KITCHEN

Double glazed window, fitted high shine grey wall base drawer units with worktops to compliment, inset stainless steel unit with mixer taps, cooker point, microwave, plumbing for dishwasher, washing machine, under stairs storage, with extractor over and laminate flooring

LANDING

spindle staircase/balustrade access to the loft built in storage cupboard and doors to

BEDROOM 1

14' 11" x 12' 2" (4.55m x 3.71m)

Double glazed window, radiator and ornate open fireplace

BEDROOM 2

9' 2" x 13' 4" (2.81m x 4.07m)

Double glazed window, radiator and ornate fireplace

BATHROOM

Double glazed window, radiator, white 3-piece low level WC, feature hand wash basin with mixer taps, grey vanity unit, panelled enclosed bath with central mixer taps/shower head, tiled splash and tiled flooring

GARDEN

Rear enclosed yard with artificial grass and raised decked seating area

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

