

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.



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

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.

ROSS

Estate Agencies



Folkestone Avenue | Barrow-in-Furness | LA14 3BE Asking Price £129,950

- Forecourt Mid Terrace Property
- Popular Location in Walney
- Hall, Bay Window Lounge
- Fitted Kitchen/Diner
- 2 Bedrooms
- Shower Room
- CH, DG
- Rear Yard With Seating Area
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this forecourt mid terrace house in the popular location of Walney Island, close to popular local amenities, transport links, schools, coastal beaches and local employers BAE. The property comprises of entrance hall, bay window lounge, fitted kitchen diner, 2 double bedrooms and a modern shower room. The property benefits from central heating, double glazing, rear enclosed yard with seating area and paved area. The property would suit a variety of buyers and it's being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/badge.skirt.keeps>

VESTIBULE

Double glazed door

ENTRANCE HALL

Stairs to first floor, radiator and door to

LOUNGE

10' 5" x 15' 8" (3.20m x 4.80m) Double glazed bay window, radiator, feature fire surround with coal effect fire and door to

KITCHEN/DINER

Double glazed window, double glazed door, radiator, fitted wall base drawer units with worktops to compliments, inset circular stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, under stairs storage

LANDING

Access to loft with pull-down ladder and doors to

BEDROOM 1

14' 0" x 11' 10" (4.29m x 3.63m)

Double glazed window and radiator

BEDROOM 2

11' 7" x 8' 1" (3.55m x 2.47m)

Double glazed window and radiator

BATHROOM

Double frosted window, fitted wet room style, with low level WC, pedestal hand wash basin with taps, wall mounted shower, panelled walls, panelled ceiling with spotlight and wet room style flooring

YARD

Access gate, paved seating area 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

