

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



North Row | Barrow-in-Furness | LA13 0HF

Asking Price £139,950

- Well Presented Mid Terrace Property
- Popular Location In Roose
- Sitting Room, Lounge/Diner
- Fitted Kitchen
- 2 Bedrooms
- Family Bathroom
- CH, DG
- Rear Yard, Seating Area
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented mid terrace property in the popular location of Roose, close to local amenities, schools, transport links. The property comprises of vestibule, sitting room, lounge/diner, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, pleasant rear yard with seating area, viewings are highly recommended to appreciate size and standard on offer, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/remark.face.robot>

FRONTAGE

Double glazed door to

VESTIBULE

Borrowed window and door to

SITTING ROOM

9' 11" x 14' 2" (3.04m x 4.32m)

Double glazed window, radiator, feature fire surround with fire and stairs to 1st floor

LOUNGE/DINER

11' 6" x 14' 0" (3.52m x 4.29m) Double glazed window, radiator, feature open fireplace with wood burner style fire, tiled hearth, under stairs storage, storage cupboard and door to

KITCHEN

Double glazed window, fitted cream wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, cooker point, plumbing for washer, tiled splash and double-glazed door to the rear

LANDING

Storage cupboard, access to loft with pull-down ladder and doors to

BEDROOM 1

13' 10" x 10' 0" (4.22m x 3.05m)

Double glazed window and radiator

BEDROOM 2

7' 0" x 13' 3" (2.14m x 4.06m)

Double glazed window and radiator

BATHROOM

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

YARD

Rear enclosed yard with access gate and paved 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 **

