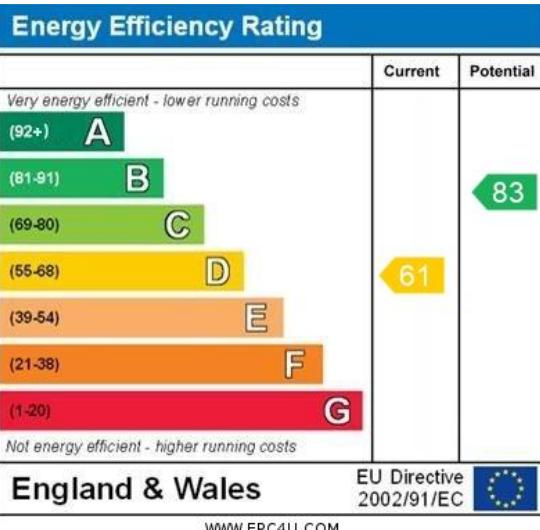


Lucy Boardman (Formerly Lloyds Bank) -

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

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings

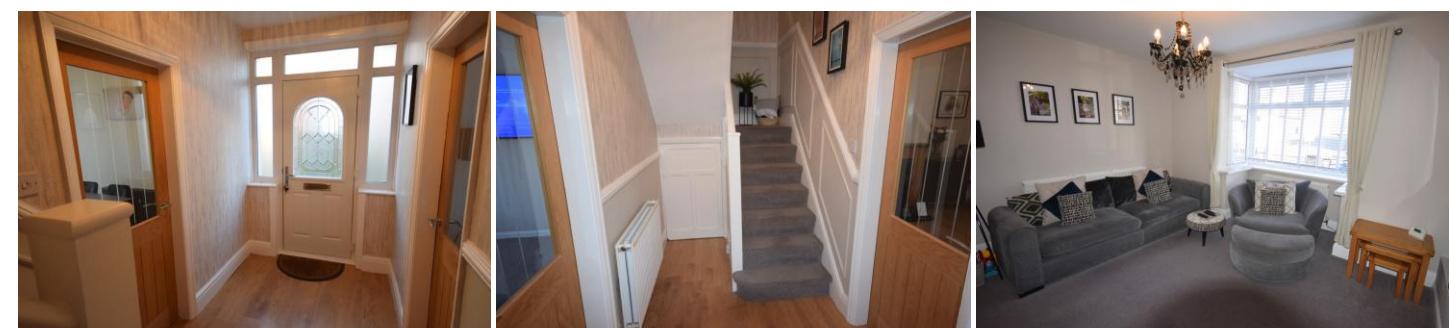
General

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



Ainslie Street | Barrow-in-Furness | LA14 5BB

Asking Price £245,000

- Semi-Detached Family Home
- 2 Bedrooms
- Spacious Modern Bathroom
- Sought After Location
- Well Presented And Tastefully Decorated
- CH, DG, Off Road Parking
- Hall, Bay Window Lounge
- Dining Room, Extended Fitted Kitchen
- Gardens To Front/Rear
- Council Tax Band B





Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location, close to local amenities, transport links, schools etc. The property comprises of an entrance hallway leading to a bay windowed lounge, dining room with patio doors to rear garden, extended fitted kitchen with breakfast bar, 2 bedrooms and a modern fitted spacious bathroom with a 4-piece suite. The property benefits from central heating, double glazing, double gates leading to off road parking, easy maintenance front garden, rear enclosed garden with paved seating areas, lawned area with plants/shrubs, summer house/store. viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/nods.models.couch>

FRONTAGE

Double gates leading to off road parking, front easy maintenance garden, side access with gate to rear and double-glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, understairs storage, laminate flooring, part panelled walls and doors to

LOUNGE

12' 11" x 13' 10" (3.95m x 4.24m) Double glazed bay window, radiator, built-in shelving

DINING ROOM

11' 5" x 14' 9" (3.50m x 4.51m)

Double glazed patio doors to rear garden, feature fire surround with coal effect fire, laminate flooring and door to

EXTENDED KITCHEN

18' 2" x 7' 6" (5.56m x 2.29m)

Double glazed windows, radiator, fitted high shine wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, breakfast bar, tiled splash, tiled flooring and coved ceiling

LANDING

Part panelled walls, spindle balustrades and doors to

BEDROOM 1

11' 1" x 13' 6" (3.38m x 4.12m)

Double glazed windows and radiator

BEDROOM 2

11' 1" x 8' 2" (3.38m x 2.51m)

Double glazed window and radiator

BATHROOM

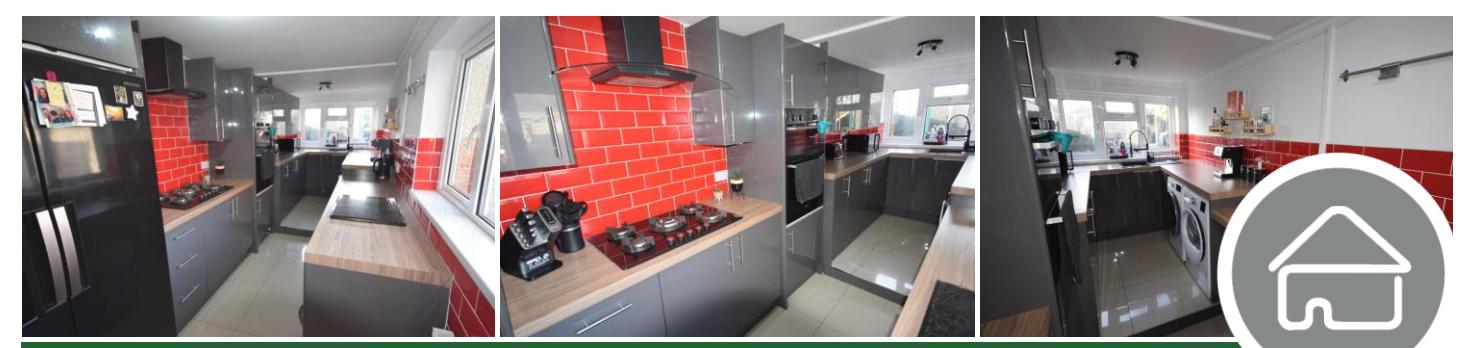
Modern fitted spacious bathroom with low level WC, hand wash basin/mixer taps, grey vanity unit, panelled enclosed bath with mixer taps, double size walk-in shower cubicle with double headed shower, panelled walls and panelled ceiling with spotlights

GARDEN

Rear enclosed garden with paved seating areas, lawned area with plants/shrubs, raised decked area leading to summerhouse/store with double doors with power/light water tap and side access gate

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 **

