



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

**Tenure**  
Freehold

**Council Tax Band**

**Contact Details**

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**Marine Terrace | Barrow-in-Furness | LA13 0QQ**

**Asking Price £164,950**

- Very Desirable Terrace Home
- Superb Residential Location
- Stunning Views To Morecambe Bay
- Lounge, Dining Room, Kitchen
- 2 Bedrooms And Shower Room
- Yard To Rear With Store
- Gas C/H , uPVC DG
- Vacant Possession And No Chain
- Ideal For A Couple/Single Person
- Viewing Highly Recommended







## Property Description

Situated at Roa Island in a highly sought after location this is a rare opportunity to purchase a 2 bedroomed terrace home with stunning views to the front elevation across Walney channel to Piel Island and Morecambe Bay. The property benefits from gas central heating, uPVC DG ( expect the kitchen) and accommodation comprising lounge, dining room, kitchen and to the first floor are 2 bedrooms and a shower room. To the rear of the property is an enclosed yard with store. Offered for sale with vacant possession and no chain. Early viewing is well recommended.

## SERVICES

Gas, Water, Electric, Telephone , Drainage

## LOUNGE

**12' x 9' (3.66m x 2.74m)**

Having uPVC DG front door, uPVC DG window with superb views to Morecambe Bay and Piel island, tiled fireplace feature, 4 power points, 1 radiator and stripped pine door to the inner hall.

## INNER HALL

Having access to the dining room.

## DINING ROOM

**12' x 11' 11" (3.66m x 3.63m)**

Having oak flooring, 4 power points, 1 radiator, 1 TV point, 1 telephone point and uPVC DG window. Built in cupboard with gas central heating combi boiler. The dining room has direct access to the kitchen.

## KITCHEN

**6' 8" x 6' 6" (2.03m x 1.98m)**

Having built in wood effect wall and base cupboards, wood effect working surfaces, tiled surrounds, rebated stainless steel sink unit, 4 ring gas hob, plumbing for a washing machine, 5 power points, 1 radiator, tiled floor, access to the rear yard.

## LANDING

Having stripped pine doors to both bedrooms.

## BEDROOM 1

**12' x 9' 1" (3.66m x 2.77m)**

Having 10 power points, 1 radiator, built in storage cupboard/ wardrobe, uPVC DG window with stunning views to Piel island, Walney channel and Morecambe Bay.

## BEDROOM 2

**11' 11" x 11' 9" (3.63m x 3.58m)**

Having 7 power points, 1 radiator, laminated wood flooring and uPVC DG window. Stripped pine door giving access to the shower room.

## SHOWER ROOM

**6' 9" x 6' 5" (2.06m x 1.96m)**

Having walk in shower with rainfall and traditional shower heads, shower screen, WC wash basin, double wall and base storage cupboards, tiled surrounds, heated radiator/ towel rail, tiled floor, xpelair and uPVC DG window.

## YARD

Having block paved yard to rear with store shed and outside light.

**VIEWING** Key Accompanied

## MORTGAGE SERVICES

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.

