



**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.



**Nelson Street | Barrow-in-Furness | LA14 5TA**

**Asking Price £129,950**

- Well Presented Mid Terrace Property
- Tastefully Decorated Throughout
- Close To Local Amenities, Schools
- Hallway, Lounge, Dining Room
- Kitchen/Diner
- 3 Bedrooms, Bathroom
- Central Heating
- Double Glazing (Except Front Door)
- Vacant Possession
- Council Tax Band A, Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	83
(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 & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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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.





## Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid terrace family home in a popular residential area, close to local amenities, schools and transport links. The property comprises of vestibule entrance hallway, spacious lounge, double doors to 2nd reception room, fitted kitchen/diner. To the 1st floor the property offers 3 bedrooms and a bathroom. The property benefits from central heating, double glazing (except front door) and rear enclosed yard with paved seating area. Viewing is highly recommended to appreciate the size and standard on offer, it's also being sold with vacant possession.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Front door to-

### VESTIBULE

Feature tiled flooring, part tiled walls, coved ceiling, stairs to first floor and door to-

### ENTRANCE HALL

Feature tiled flooring, radiator, borrowed window, coved ceiling, stairs to first floor and door to-

### LOUNGE

**12' 10" x 10' 4" (3.92m x 3.15m)**

Double glazed window, radiator, wood effect flooring, wall mounted fire, picture rail, coved ceiling, built in storage/shelving, borrowed window, double doors to dining room.

### DINING ROOM

**10' 3" x 12' 11" (3.13m x 3.95m)**

Double glazed window, radiator, wood effect flooring, built in storage/shelving, wall mounted pine picture rail double doors to lounge and door to kitchen.

### KITCHEN

**15' 4" x 8' 8" (4.69m x 2.65m)**

Double glazed windows, radiator, double glazed door, fitted high shine wall and base storage units with grey worktops to compliment, inset one and a half bowl, stainless steel sink unit with mixer taps, plumbing for washer, cooker point with extractor over, tiled splash, tiled flooring, coved ceiling and under stairs storage.

### LANDING

Spindle staircase/balustrade, built in storage cupboard, access to loft and doors to-

### BEDROOM 1

**13' 3" x 15' 4" (4.06m x 4.68m)**

Double glazed window, radiator and picture rail.

### BEDROOM 2

**9' 8" x 13' 4" (2.95m x 4.07m)**

Double glazed window, radiator and picture rail.

### BEDROOM 3

**9' 1" x 7' 1" (2.78m x 2.18m)**

Double glazed window and radiator.

### BATHROOM

Double glazed frosted window, radiator, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with shower over, part paneled walls, paneled ceiling and tiled flooring.

### YARD

Enclosed rear yard, paved seating area, access gate and water tap.

### VIEWINGS

Key Accompanied

### AGENT 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.

