



**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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01229 825636



**Marsh Street | Barrow-in-Furness | LA14 1BQ**

**Asking Price £65,000**

- Mid Terrace Property
- Popular Location
- Ideal For Investor
- Hallway, Lounge
- Dining Room, Kitchen
- 2 Bedrooms, Bathroom
- Double Glazing, Rear Yard
- Ideal Addition To Rental Portfolio
- Vacant Possession
- Council Tax Band A, Freehold



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

We are pleased to bring to the market this mid terrace property in a popular location close to local amenities, transport links, schools and town centre. The property is in need of updating which is reflected in the asking price. The property comprises of entrance hallway, lounge, dining room, kitchen, 2 bedrooms and a bathroom. The property benefits from double glazing and a rear yard. The property is being sold with vacant possession.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Double glazed door.

### VESTIBULE

Dado rail, coved ceiling and door to-

### ENTRANCE HALL

Stairs to first floor and door to-

### DINING ROOM

9' 10" x 11' 3" (3.00m x 3.43m)

Double glazed window, wall mounted fire and coved ceiling.

### LOUNGE

10' 2" x 12' 9" (3.10m x 3.90m)

Double glazed window, wall mounted fire, sliding doors to dining room, under stairs storage and door to kitchen.

### KITCHEN

Double glazed window, double glazed door, radiator, wall and base storage units, stainless steel sink unit with taps, cooker point and plumbing for washer.

### LANDING

Spindle balustrade, storage cupboard, access to loft and doors to-

### BEDROOM 1

11' 4" x 13' 7" (3.46m x 4.15m)

Double glazed window.

### BEDROOM 2

7' 10" x 12' 6" (2.41m x 3.83m)

Double glazed window.

### BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with taps, tiled splash and storage cupboard.

### YARD

Access gate and paved seating area.

### VIEWING

Key accompanied

Draft Particulars subject to clients approval.

## 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.

