



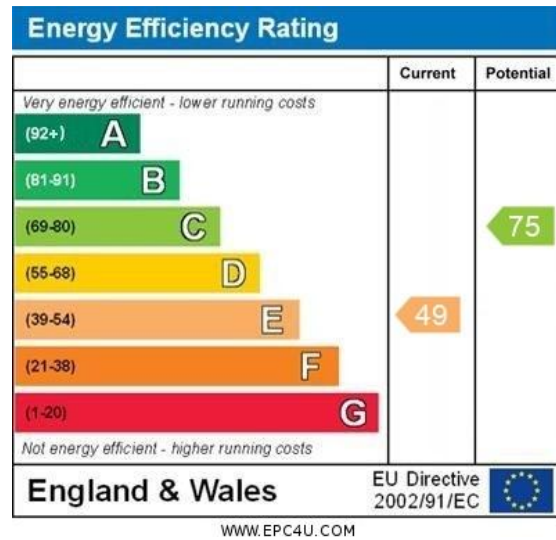
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



**Bolton Street | Barrow-in-Furness | LA13 9RN**

**Asking Price £66,950**

- Calling All Investors/ First Time Buyers
- End Terrace Property
- Popular Location
- 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms
- Bathroom, Loft
- CH, Mostly DG (Except 1 Window)
- Rear Yard, Vacant Possession
- Council Tax Band A, Freehold



**ROSS** Estate Agencies

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

Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

Calling all first time buyers, investors. We are bringing to the market this end terrace property in a popular location close to local schools, amenities and transport links. The property offers 2 reception rooms with an open plan fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing (except 1 window) and a good size rear yard. The property is being sold with vacant possession and would suit a variety of buyers.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Double glazed door.

### LOUNGE

**12' 9" x 9' 10" (3.89m x 3.02m)**

Double glazed window, feature open fire place with heath, built in storage cupboard/shelving, under stairs storage and door to-

### DINING ROOM

**13' 0" x 11' 2" (3.97m x 3.42m)**

Double glazed door to rear, open to kitchen, open fire place with heath and stairs to first floor.

### KITCHEN

Double glazed window, fitted grey wall and base storage units with white worktops to compliment, stainless steel sink unit with mixer taps, cooker point, plumbing for washer and paneled ceiling.

### LANDING

Doors to-

### BEDROOM 1

**9' 11" x 12' 7" (3.03m x 3.84m)**

Double glazed window and radiator.

### BEDROOM 2

**11' 6" x 11' 4" (3.52m x 3.47m)**

Window, built in storage, built in wooden steps to loft, radiator and door to-

### BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower head, tiled splash and paneled walls.

### YARD

Paved yard with access gate and water tap.

### VIEWINGS

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.

