

**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.

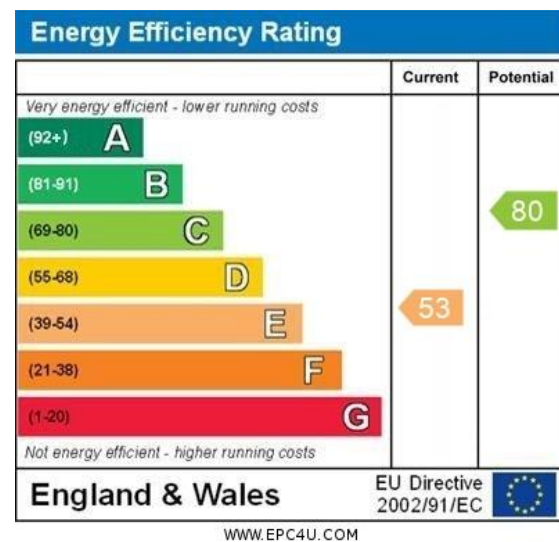
#### General

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.

# ROSS

## Estate Agencies



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

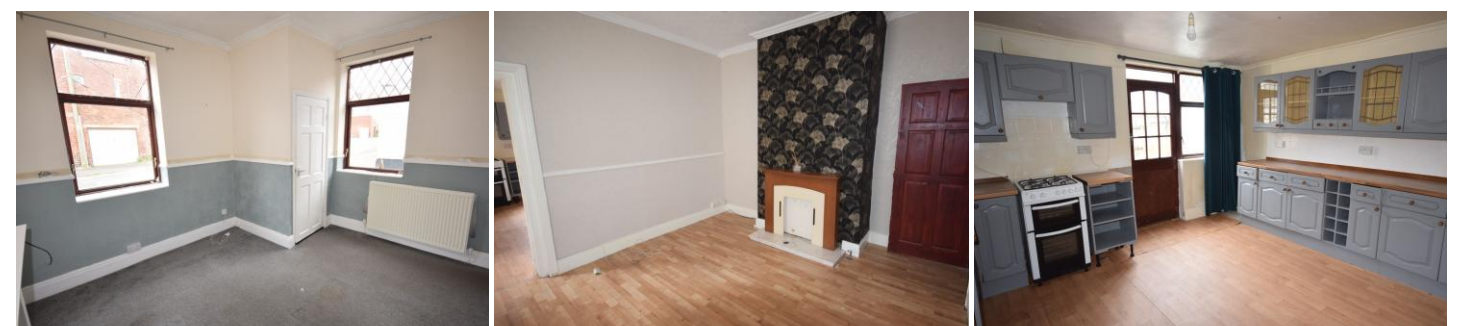
#### Contact Details

Registered Office  
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Cumbria LA14 1SB  
Tel (01229) 825636

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

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

01229 825636



**Wordsworth Street | Barrow-in-Furness | LA14 5RF**

**Asking Price £92,500**

- End Of Terrace Family Home
- Excellent Living Accommodation
- Lounge, Dining Room
- Spacious Fitted kitchen Diner
- 3 Bedrooms
- CH, DG, Cellar
- Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings

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







Property Description

We are pleased t bring to the market the end terrace family home in the popular residential area, close to local amenities, transport inks, schools etc. the property offers excellent living accommodation, comprises of vestibule, lunge, dining room, fitted kitchen diner, 3 bedrooms and a bathroom the property benefits from central heating, double glazing, rear yard and a letter with 2 separate areas. the property would suit a variety of buyers and is being sold with vacant possession

SERVICES

Gas, Water, Telephone, Drainage, Electric

LOCATION

https://what3words.com/hits.gossip.scales

FRONTAGE

Double glazed door to vestibule

VESTIBULE

Dado rail and door to

LOUNGE

13' 8" x 11' 6" (4.18m x 3.52m)

Double glazed windows, radiator, fire surround, storage cupboard, stairs to 1st floor, coved ceiling

DINING ROOM

13' 8" x 11' 4" (4.17m x 3.47m)

double glazed window, fireplace, laminate flooring, dado rail, coved ceiling, door to cellar, door to

KITCHEN/DINER

14' 0" x 14' 4" (4.29m x 4.39m)

Double glazed windows, door to rear, fitted wall base drawer units with worktops to compliment, inset stainless steel unit with mixer taps, cooker point, plumbing for washer, wine rack, glass display units, tiled splash and radiator

CELLAR

Stairs leading down to 2 rooms in cellar, power light

LANDING

Access to loft, storage cupboard, radiator and doors to

BEDROOM 1

11' 5" x 12' 3" (3.50m x 3.74m)

2 double glazed windows, radiator, over stairs storage built in wardrobes, drawer units

BEDROOM 2

11' 4" x 9' 7" (3.46m x 2.94m)

Double glazed widow, radiator, borrowed frosted window

BEDROOM 3

7' 8" x 14' 0" (2.35m x 4.28m)

Double glazed window and radiator

BATHROOM

Frosted double glazed window, 3 piece suite low level WC, pedestal hand wash basin with mixer taps, corner panelled enclosed bath with mixer taps/shower over, radiator, storage cupboard, tiled splash

REAR YARD

Access gate, paved area

carried out \*\*

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.

Anti-Money Laundering checks cost - £25.00 + VAT \*\*

This is non refundable once the AML check has been

