

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
Estate
Agencies



Cook Street | Barrow-in-Furness | LA14 5TE

Asking Price £74,950

- Ideal Addition To A Rental Portfolio
- Great Starter Home
- Mid Terrace Property
- 2 Reception Rooms
- Fitted kitchen, Rear Hall Area
- 2 Double Bedrooms
- 4-Piece Suite Modern Fitted Family Bathroom
- CH, DG Rear Yard/Outhouse
- Viewings Recommended
- Council Tax Band A





Property Description

Calling all landlords, property developers and first time buyers!

We are pleased to bring to the market this mid-terrace property in the popular location in Hindpool, close to local amenities, transport links, popular primary school etc. The property would be a good addition to a rental portfolio, or ideal as a starter home for a first time buyer. The property comprises of vestibule, lounge, open to a spacious dining room, open to a fitted kitchen and a rear hall area. To the first floor the property has two double bedrooms and a 4-piece suite family bathroom. The property benefits from central heating, double glazing, a rear yard with outhouse/store with power/light. Viewings are recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Cook Street is located off Bath Street in Hindpool - <https://what3words.com/photo.prom.exist>

FRONTAGE

Double glazed door

VESTIBULE

Laminate flooring and door to

LOUNGE

13' 0" x 9' 3" (3.97m x 2.82m) Double glazed window, radiator, laminate flooring, cupboard, ceiling spotlights, stairs to first floor and open to

DINING ROOM

14' 6" x 13' 0" (4.43m x 3.98m)

Double glazed window, radiator, open to the lounge and the kitchen

KITCHEN

Double glazed window, radiator, white fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point with extractor over, tiled flooring, panelled ceiling with spotlights and open to

REAR HALL

Double glazed door to rear and tiled flooring

LANDING

Stairs to

BEDROOM 1

12' 11" x 9' 4" (3.95m x 2.87m)

Double glazed window, radiator and storage cupboard

BEDROOM 2

11' 11" x 11' 5" (3.65m x 3.48m)

Double glazed window, radiator, storage cupboard (boiler) and door to

BATHROOM

Double glazed frosted window, white 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed corner bath with mixer taps, shower head, corner shower cubicle with double headed shower, part tiled splash, tiled flooring and panelled ceiling with spotlights

YARD

Access gate, outhouse/store with plumbing for washer and power/light

AGENCY 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 Plus VAT **This is non refundable once the AML check has been carried out**

