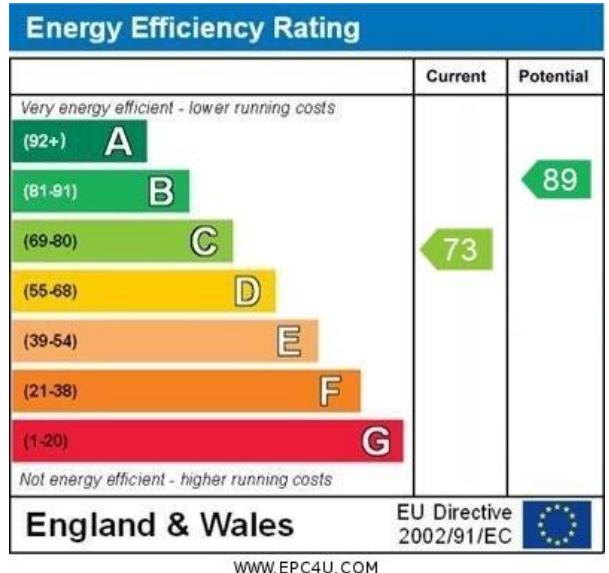


Lucy Boardman (Formerly Lloyds Bank) -

**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.



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.



**ROSS** Estate Agencies

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

Residential Sales Residential Lettings Commercial Sales & Lettings

#### 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



**Portsmouth Street | Barrow-in-Furness | LA14 3AJ      Asking Price £125,000**

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Renovated Throughout By Current Vendor
- Hall, Lounge Open To Dining Area
- Modern Fitted Kitchen With Appliances
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG, Rear Yard, Outhouse/Store
- Vacant Possession
- Council Tax Band A





## Property Description

We are delighted to bring to the market this well-presented property in the popular residential area on Walney, close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property comprises of entrance hallway, open plan lounge, dining area, moderns fitted high shine grey kitchen, with built-in appliances, 2 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, rear enclosed yard with outhouse/store. The property has been renovated by the current vendor to a high standard, we would recommend early viewing, it's also being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/nature.grants.closes>

### FRONTAGE

Double glazed door

### ENTRANCE HALL

Stairs to first floor, radiator and door to

### LOUNGE

**12' 5" x 10' 9" (3.80m x 3.30m)**

Double glazed window, laminate flooring, radiator, open to dining room

### DINING ROOM

**6' 7" x 10' 4" (2.02m x 3.16m)**

Double glazed window, radiator, laminate flooring and door to kitchen

### KITCHEN

**10' 0" x 7' 4" (3.07m x 2.25m)**

Double glazed window, double glazed door, fitted high shine grey wall base drawer units with worktops to compliment, stainless steel sink unit with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, integrated fridge, freezer, washer and understairs store

### LANDING

Access to loft, borrowed frosted window and doors to

### BEDROOM 1

**14' 10" x 12' 8" (4.54m x 3.88m)**

Double glazed window and radiator

### BEDROOM 2

**7' 8" x 10' 4" (2.36m x 3.15m)**

Double glazed window and radiator (boiler)

### BATHROOM

Double glazed frosted window, modern 3-piece suite, low level WC, with feature hand wash basin, mixer taps/vanity unit, corner shower cubicle with shower, panelled walls and panelled ceiling

### YARD

Rear yard with access gate and outhouse/store

### 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 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

