



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
16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636




Ancaster Street | Barrow-in-Furness | LA14 2SY

Asking Price £115,000

- Forecourt Semi-Detached Property
- Suit A Variety Of Buyers
- Hall, Lounge
- Open Plan Dining Room, Fitted kitchen
- 2 Double Bedrooms
- Bathroom With Roll Top Bath
- CH, DG
- Rear Enclosed Garden
- Viewing Recommended
- Council Tax Band A





Property Description

Calling all first-time buyers!

Ideal opportunity to purchase a semi-detached home in the sought after location on Barrow Island, close to local amenities, school, transport links and local employer BAE. The property offers excellent living accommodation, comprising of entrance hall giving access to the open plan dining room with a fitted farmhouse style kitchen, spacious lounge, 2 double bedrooms and a bathroom with a roll-top bath. The property benefits from central heating, double glazing, rear enclosed garden with mature plants/shrubs. Viewing is recommended as this would suit a variety of buyers due to its location.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/gravy. ruled.gets>

FRONTAGE

Access gate to the front forecourt area, side access gate and double-glazed door

ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor, borrowed window and door to

LOUNGE

13' 5" x 10' 8" (4.09m x 3.26m)

Double glazed window, radiator, ceiling spotlight, borrowed window and understairs storage

DINING ROOM

13' 6" x 13' 3" (4.13m x 4.04m)

Double glazed patio doors to rear, radiator, tiled flooring, ceiling spotlights, open to the kitchen and door to the lounge

KITCHEN

Double glazed window, fitted farmhouse style wall base drawer units with worktops to compliment, inset white 1 1/2 bowl sink with mixer taps, integrated oven, 5-ring hob with extractor over, fridge, freezer, plumbing for washer, tiled splash, glass display unit with plate rack, wicker baskets and tiled flooring

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

10' 7" x 13' 6" (3.24m x 4.14m)

Double glazed window and radiator

BEDROOM 2

13' 6" x 10' 10" (4.14m x 3.32m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, free standing roll top bath with shower over, tiled walls and tiled flooring

GARDEN

Rear enclosed garden with paved seating area, mature shrubs, plants, storage shed and side access gate

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 **

