

Approx Gross Internal Area
63 sq m / 678 sq ft

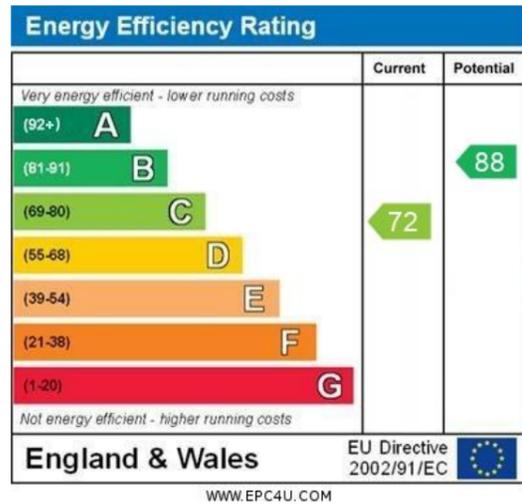
Lucy Boardman (Formerly Lloyds Bank) -

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 insure their accuracy, they should not be relied upon and measurements.



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Estate Agencies



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Asking Price £120,000

- Forecourt Mid Terrace Property
- Popular Residential Area
- Porch, Hallway
- Lounge, Fitted Kitchen
- 2 Bedrooms
- Shower Room
- CH, DG, Rear Yard
- Vacant Possession
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this forecourt mid terrace property in the popular residential area, close to local amenities, transport links, schools and Barrow Park. The property comprises of entrance porch, hallway, spacious lounge, fitted kitchen, 2 bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear enclosed yard with storage shed. The property would suit a variety of buyers and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/twist.cheat.public>

FRONTAGE

Access gate for forecourt area and double-glazed door to

PORCH

Double glazed frosted window, laminate flooring, double glazed side borrowed window and double-glazed door to

ENTRANCE HALL

Stairs to first floor, laminate flooring and door to

LOUNGE

16' 0" x 11' 5" (4.89m x 3.50m)

Double glazed window, radiator, laminate flooring, feature fire surround with coal effect fire, coved ceiling and door to

KITCHEN

14' 11" x 7' 3" (4.55m x 2.22m)

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, glass display units, plumbing for a dishwasher and understairs storage

LANDING

Access to loft, laminate flooring and doors to

BEDROOM 1

10' 6" x 15' 4" (3.22m x 4.69m) Double glazed window, radiator, laminate flooring and over stairs storage cupboard

BEDROOM 2

10' 10" x 8' 1" (3.32m x 2.47m)

Double glazed window, radiator, laminate flooring and coved ceiling

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, pedestal hand wash basin with taps, corner shower cubicle with shower and tiled walls

YARD

Rear enclosed yard with up/over door, double glazed door to rear access street, large storage/outhouse and water tap

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

