



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.



Tenure
Freehold

Council Tax Band
A

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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.



Dominion Street | Barrow-in-Furness | LA14 3BW

Asking Price £120,000

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Renovated By The Current Vendor Throughout
- Vestibule, Spacious Lounge
- Modern Fitted Kitchen, Utility Room
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented decorated mid-terrace property in the popular location on Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property has been renovated by the current vendor to a high standard and is ready to move into. The property comprises of vestibule spacious lounge, fitted sage green kitchen with utility area, 2 bedrooms and a modern fitted shower room. The property benefits from central heating, double glazing, rear yard with double gates. Viewings are highly recommended to appreciate standard on offer; it's also being sold with vacant possession.

LOCATION

<https://what3words.com/riches.glove.swan>

SERVICES

Gas, Electric, Water, Telephone, Drainage

FRONTAGE

Double glazed door

VESTIBULE

Door to

LOUNGE

12' 3" x 13' 4" (3.74m x 4.07m)

Double glazed window, radiator, wall mounted pebble effect fire, ceiling spotlights and door to

KITCHEN

Double glazed door, fitted coloured wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, plumbing for washer, understairs storage, stairs to first floor and open to

UTILITY ROOM

Double glazed windows, boiler and tiled flooring

LANDING

Double glazed window, access to the loft and doors to

BEDROOM 1

12' 2" x 9' 7" (3.73m x 2.94m)

Double glazed window, radiator and ceiling spotlight

BEDROOM 2

6' 4" x 8' 10" (1.94m x 2.70m)

Double glazed window, ceiling spotlights and hanging space over the stairs

BATHROOM

White 3-piece suite, low level hand wash basin with taps, walk-in shower cubicle with shower, tiled splash, ceiling spotlights

YARD

Access gate, double gates 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 **

