



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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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



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.



Island Road | Barrow-in-Furness | LA14 2SB

Asking Price £95,000

- Forecourt Well Presented Property
- Popular Residential Area
- Hall, Spacious, Lounge, Dining Room
- Galley Style Kitchen, GF Cloaks/WC
- 2 Bedrooms
- Jack'n'Jill Style Shower Room
- CH, DG, Rear Yard
- Viewing Highly Recommended
- Close To Employer BAE
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt mid terrace property, in the popular location on barrow Island, close to local amenities, transport links, schools and local employer BAE. The property comprises of an entrance hall, spacious lounge with double doors to the dining room, galley style kitchen, ground floor cloaks/WC, 2 bedrooms with both doors leading to the modern shower room Jack'n'Jill style. The property benefits from central heating, recently fitted double glazed windows and rear yard. The property would suit a variety of buyers including the rental market, as it's close proximity to local employer BAE and also first-time buyers, as it's ready to move in condition. Viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/taped.degree.froze>

FRONTAGE

Forecourt seating area and double-glazed door to

ENTRANCE HALL

Stairs to first floor and door to

LOUNGE

13' 10" x 9' 3" (4.24m x 2.84m)

Double glazed window, radiator, feature open fireplace and double doors to

DINING ROOM

13' 6" x 8' 8" (4.14m x 2.66m)

Double glazed window, understairs storage, double doors to the lounge and doors to

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset circular stainless-steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash and doors to

CLOAKS/WC

Double glazed frosted window, low level WC and part panelled walls

LANDING

Access to the loft and doors to

BEDROOM 1

13' 5" x 10' 7" (4.11m x 3.24m)

Double glazed window, radiator and door to bathroom

BEDROOM 2

8' 10" x 8' 11" (2.71m x 2.72m)

Double glazed window, radiator and door to bathroom

BATHROOM

Jack'n'Jill doors to both bedrooms, white modern 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, walk-in shower cubicle, with double headed shower and part panelled walls

YARD

Access gate and water tap

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

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

