



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

Leasehold

Council Tax Band

A

Contact Details

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

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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.



ROSS Estate Agencies

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Ewan Close | Barrow-in-Furness | LA13 9HU

Asking Price £84,950

- Leasehold First Floor Flat
- Communal Entrance
- Hallway, Utility Room
- Spacious Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom, Separate Cloaks/W.C
- Central Heating, Double Glazing
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented lease first floor flat in the popular location on Newbarns, close to local amenities, transport links, schools and pleasant communal garden areas. The property comprises of communal entrance hall area with trades door, communal first floor hallway, entrance door leading to hallway, utility room, spacious lounge/diner, fitted kitchen 2 double bedrooms, bathroom and a separate cloaks/W.C. The property benefits from central heating, double glazing. The vendor has said the property is a lease hold with around 2 years left, there is also a service/maintenance charge of around £500 Per Annum.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/kicked.strict.brings>

FRONTAGE

Communal entrance, stairs leading to first floor hall area and a door to

ENTRANCE HALL

Laminate flooring, a radiator and doors to

LOUNGE

17' 6" x 12' 8" (5.35m x 3.87m)

Double glazed window, laminate flooring, coved ceiling and a door to

UTILITY ROOM

6' 11" x 5' 10" (2.12m x 1.79m)

Power/light and laminate flooring

KITCHEN

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumb for washer, tiled splash and a plumb for dishwasher

BEDROOM 1

13' 11" x 9' 10" (4.25m x 3.01m)

Double glazed window, laminate flooring, coved ceiling and a radiator

BEDROOM 2

9' 11" x 14' 0" (3.03m x 4.28m)

Double glazed window, laminate flooring and a coved ceiling

CLOAKS/W.C

Double glazed frosted window, laminate flooring, low level W.C and a radiator

BATHROOM

Double glazed frosted window, hand wash basin with mixer taps/vanity unit, panel enclosed bath with mixer taps/shower head, tiled walls, tiled splash, double door storage cupboard and a radiator

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT 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 **

