

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		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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.



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

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

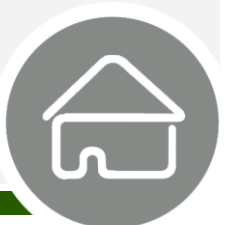
Estate Agencies



Newport Street | Barrow-in-Furness | LA14 5DE

Asking Price £87,250

- Well Presented Mid Terrace Property
- Popular Residential Area
- Lounge, Kitchen/Diner
- GF, Shower Room
- 2 Double Bedrooms
- DG, Electric, CH
- Suit A Variety Of Buyers
- Ready To Move Into
- Vacant Possession
- Council Tax Band A





Property Description

Calling all First Time Buyers!

We are delighted to bring to the market this well presented, ready move into, mid-terrace property in the popular residential area close to local amenities, transport links, schools etc. The property comprises of a lounge with a spiral staircase to the first floor, kitchen/diner, ground floor shower room. To the first floor the property has 2 double bedrooms. The property benefits from electric central heating, double glazing and rear yard. Viewings are recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is off Ainslie Street, close to local amenities, transport links

<https://what3words.com/sings.bridge.until>

FRONTAGE

Double glazed door

LOUNGE

15' 4" x 11' 7" (4.68m x 3.54m)

Double glazed window, feature wall mounted pebble effect fire, laminate flooring, spiral metal staircase to the first floor and door to

KITCHEN/DINER

11' 5" x 9' 2" (3.50m x 2.81m)

Double glazed window, fitted high shine crem wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated oven, 4-ring hob with extract over, glass display unit, tiled splash and door to

REAR HALL

Double glazed door to rear yard, plumbing for washer and door to ground floor bathroom

GROUND FLOOR BATHROOM

Double glazed frosted window, white suit with low level WC, hand wash basin with mixer taps/vanity unit, corner shower cubicle with shower, panelled walls, panelled ceiling with spotlights and tiled flooring

LANDING

Doors to

BEDROOM 1

12' 11" x 11' 9" (3.96m x 3.60m)

Double glazed window, radiator and laminate flooring

BEDROOM 2

11' 10" x 9' 4" (3.63m x 2.87m)

Double glazed window, radiator, laminate flooring and built-in double door storage cupboard

YARD

Access gate 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 **

