

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	67 D	
39-54	E		
21-38	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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Ainslie Street | Barrow-in-Furness | LA14 5BG

Asking Price £139,950

- Forecourt Terrace Property
- Popular Location
- Hallway, Bay Window Lounge
- Dining Room
- Fitted Kitchen/Diner
- 2 Double Bedrooms
- Spacious Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- 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, schools and transport links. The property comprises of entrance hallway leading to bay window lounge, dining room, kitchen/diner, 2 double bedrooms and a spacious 4-piece suite bathroom.

The property benefits from central heating, double glazing, rear enclosed yard with raised seating area and double gates. The property is being sold with vacant possession and would suit a variety of buyers.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Ainslie Street is off Abbey Road, close to local amenities - <https://what3words.com/dock.doing.vows>

FRONTAGE

Access gate to forecourt area with plants/shrubs and double-glazed door to

VESTIBULE

Dado rail, coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, coved ceiling and doors to

LOUNGE

14' 6" x 9' 9" (4.43m x 2.98m)

Double glazed bay window, radiator, feature open fireplace with wood burner style fire, picture rail and coved ceiling

DINING ROOM

13' 1" x 12' 3" (4.01m x 3.74m)

Double glazed window, wall mounted fire, understairs storage, borrowed frosted window and picture rail

KITCHEN/DINER

Double glazed window, double glazed frosted door, fitted high shine white wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, borrowed frosted window, panelled ceiling (boiler)

LANDING

Spindle balustrade, access to the loft with pull-down ladder and doors to

BEDROOM 1

13' 2" x 12' 5" (4.03m x 3.79m)

Double glazed window, radiator, feature ornate black fireplace, picture rail, built-in mirrored wardrobes

BEDROOM 2

10' 2" x 10' 4" (3.12m x 3.17m)

Double glazed window, feature ornate fireplace and picture rail

BATHROOM

Double glazed frosted windows, 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/showerhead, corner shower cubicle with double headed shower, tiled splash and part panelled walls

YARD

Rear yard with raised seating area, access gate, double gates, artificial grass 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

