



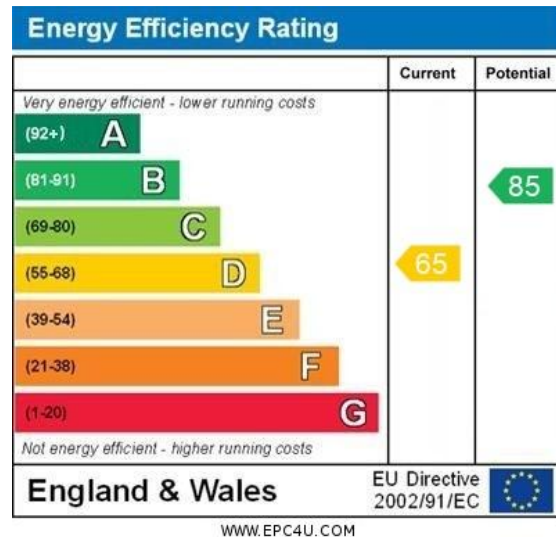
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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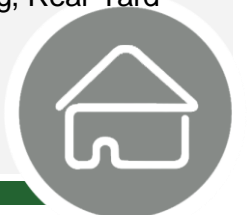
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Liverpool Street | Barrow-in-Furness | LA14 3BA

Asking Price £124,950

- Well Presented Extended Mid Terrace Property
- Popular Location On Walney
- Tastefully Decorated Throughout
- Open Plan Lounge, Dining Room
- Extended Modern Fitted Kitchen/Diner
- 2 Double Bedrooms
- Modern Bathroom
- Central Heating, Double Glazing, Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid terrace property in the popular location on Walney, close to local amenities, transport links, schools and local beaches. The property comprises of entrance hallway, open plan lounge, dining room with extra walk in storage areas and extended modern fitted kitchen/diner with walk in pantry. To the first floor there is 2 double bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended to appreciate the size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

LOCATION

<https://what3words.com/needed.cowboy.poster>

FRONTAGE

Double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, radiator and door to lounge

LOUNGE

Double glazed window, feature open fireplace with tiled hearth, coved ceiling, laminate flooring, radiator and open archway to dining room

DINING ROOM

Double glazed window, laminate flooring, coved ceiling, large walk in storage cupboard with shelving and door to kitchen/diner

EXTENDED KITCHE/DINER

Double glazed window, double glazed door, fitted high shine grey base units with black worktops to compliment, stainless steel sink unit with mixer taps, cooker point, plumbing for washer, spotlight ceiling, tiled splash, large walk-in pantry/storeroom and radiator

LANDING

Doors to bedrooms and bathroom

BEDROOM 1

Double glazed window and radiator

BEDROOM 2

Double glazed window, access to loft and radiator

BATHROOM

Double glazed frosted window, 3-piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with double headed shower over, tiled splash, part paneled walls, storage area and radiator

YARD

Access gate and paved seating area

VIEWINGS

Key accompanied

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 - £30.00 Inc VAT

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

