



**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Contact Details**  
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**South Row | Barrow-in-Furness | LA13 0HL**

**Asking Price £138,000**

- Well Presented Mid Terrace Property
- Popular Location On South Row
- Hallway, Lounge
- Dining Room With Walk In Storage
- 2 Double Bedrooms
- Family Modern 3 Piece Suite Bathroom
- CH, DG, Rear Yard, Outhouse
- Viewing Recommended
- Suit A Variety Of Buyers
- Council Tax Band A





## Property Description

Situated in the popular location of Roose, this well-presented mid terrace property is close to local amenities, transport links and popular schools. The property offers excellent accommodation comprising of vestibule, hallway, lounge, dining room with walk in storage, 2 double bedrooms and family bathroom. The property benefits from central heating, double glazing and rear yard with decked seating area and outhouse/storage. Viewing is recommended to appreciate the size and standard on offer. The property would suit a variety of buyers and is also being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door and open to entrance hall

### ENTRANCE HALL

Part paneled walls, radiator and door to lounge

### LOUNGE

**14' 1" x 10' 0" (4.30m x 3.06m)**

Double glazed window, open archway to dining room, under stairs storage and radiator

### DINING ROOM

**11' 4" x 13' 11" (3.47m x 4.26m)**

Double glazed window, feature fire surround with pebble effect fire, walk in utility/storage with double glazed window

### KITCHEN

Double glazed window, double glazed door, fitted high shine wall and base storage units with walnut effect worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, integrated fridge/freezer, spotlight ceiling and tiled splash

### LANDING

Frosted glass, balustrade, access to loft with pull down ladder and doors to bedrooms and bathroom

### BEDROOM 1

**9' 11" x 15' 4" (3.03m x 4.69m)**

Double glazed window, radiator, built in wardrobes with sliding doors

### BEDROOM 2

**14' 6" x 7' 10" (4.42m x 2.39m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 3-piece suite with low level WC, feature pebble style hand wash basin with mixer taps, floating vanity storage unit, panel enclosed bath with double headed shower over, paneled walls, built in storage cupboard for boiler, paneled ceiling with spotlights and radiator

### YARD

Access gate, paved seating area with plants, raised decked area and outhouse/storage

## VIEWINGS

Key accompanied

## DISCLAIMER

Due to ongoing issues with the flying freehold from number 65 South Row, solicitors are involved. The issue will need to be resolved before completion.

## 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.

