



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

Freehold

Council Tax Band

A

Contact Details

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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.



Grosvenor Street | Barrow-in-Furness | LA14 4AH

Asking Price £95,000

- Four-Courted Mid-Terrace Property
- Popular Residential Area
- Vestibule, 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Spacious Loft Room
- CH, DG, Rear Yard
- Viewing Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented four courted mid-terrace property in the popular residential area, close to local schools, transport links and amenities. The property comprises of entrance vestibule, 2 reception rooms, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, spacious full size loft room with double glazed Velux window, enclosed rear yard with access gate. Viewings are highly recommended.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/reform.notes.such>

FRONTAGE

Access gate to four-courted area with paved seating area and a double glazed door to

VESTIBULE

Laminate flooring, coved ceiling and a door to

LOUNGE

14' 0" x 12' 4" (4.28m x 3.76m)

Double glazed window, feature open fire place, laminate flooring, coved ceiling, a radiator and stairs to first floor

DINING ROOM

12' 3" x 14' 0" (3.74m x 4.28m)

Double glazed window, laminate flooring, under stairs storage, a radiator and door to

KITCHEN

12' 0" x 5' 8" (3.66m x 1.75m)

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

LANDING

Laminate flooring and doors to

BEDROOM 1

14' 3" x 12' 6" (4.35m x 3.83m)

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

BEDROOM 2

12' 7" x 8' 1" (3.84m x 2.47m)

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

LOFT ROOM

13' 1" x 23' 0" (4.01m x 7.03m)

Double glazed Velux window, balustrade, radiator and a beamed ceiling

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash, radiator and a storage cupboard (boiler)

YARD

Rear yard, access gate

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

