

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.



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ROSS

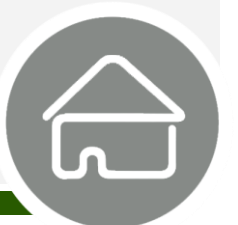
Estate Agencies



Cook Street | Barrow-in-Furness | LA14 5TE

Asking Price £78,950

- Mid-Terrace Property
- Close To Local Amenities/Town Centre
- Hallway, Lounge, Dining Room
- Extended Fitted Kitchen/Diner
- 2 Good Size Bedrooms
- Spacious Bathroom (Not Off Bedroom)
- CH, DG
- Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Landlords/first time buyers.

We are pleased to bring to the market this mid-terrace property in the popular residential area close to local amenities, transport links and town centre.

The property would suit a variety of buyers including a good addition to a rental portfolio.

The property comprises of entrance hallway giving access to the lounge, dining room, extended kitchen/diner, 2 good size bedrooms and a spacious bathroom (not off bedroom)

The property benefits from central heating, double-glazing and a rear yard.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Cook Street is off Bath Street off Abbey Road close to local amenities, transport links and town centre.

What 3 words - ///proven.across.mess

FRONTAGE

Double-glazed door to.

ENTRANCE HALL

Laminate flooring, stairs to first floor, radiator and door to.

LOUNGE

10' 5" x 10' 5" (3.19m x 3.19m)

Double-glazed window, radiator, storage cupboard, wall mounted pebble effect fire, dado rail and open to.

DINING ROOM

12' 3" x 10' 10" (3.74m x 3.32m)

Double-glazed window, radiator, feature fire surround with fire, dado rail, understairs storage and door to kitchen.

KITCHEN

17' 11" x 6' 10" (5.47m x 2.09m)

Extended kitchen/diner, double-glazed windows, double-glazed door, fitted wall base drawer unit with worktops to compliment, inset stainless steel sink with taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, glass display units, tiled splash and tiled flooring.

LANDING

Spindle balustrade, storage cupboard and doors to.

BEDROOM 1

10' 5" x 14' 0" (3.20m x 4.29m)

Double-glazed window and radiator.

BEDROOM 2

12' 3" x 8' 3" (3.75m x 2.54m)

Double-glazed window and radiator.

BATHROOM

Double-glazed frosted window, white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower head and part panelled walls.

REAR YARD

Access gate.

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 **

