



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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.



Bedford Street | Barrow-in-Furness | LA14 5JQ

Asking Price £150,000

- Well Presented End Terrace Property
- Tastefully Decorated Throughout
- Spacious Living Accommodation
- Hallway, Open Plan Lounge/Dining Area
- Fitted Kitchen
- 4 Piece Suite Bathroom
- CH, DG, Rear Yard
- Ready To Move Into
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated end terrace property in the popular location of Harrogate Street, close to local amenities, transport links, schools etc. The property has been updated and maintained throughout and comprises of entrance hall, open plan spacious lounge, dining room, fitted kitchen, ground floor 4-piece bathroom and 3 good size bedrooms. The property benefits from central heating, double glazing and a rear yard. Viewings are highly recommended and is being sold with vacant possession.

SERVICES

Gas, Electric, Telephone, Water, Drainage

LOCATION

<https://what3words.com/backup.worry.bronze> -

Bedford Street is just off Harrogate Street, Oxford Street area

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to first floor, borrowed frosted window, laminate flooring and open to

LOUNGE

14' 9" x 11' 8" (4.51m x 3.56m) Double glazed windows, radiator, coved ceiling, laminate flooring, borrowed frosted window, storage cupboard and open to

DINING ROOM

14' 7" x 12' 8" (4.47m x 3.88m)

Laminate flooring, coved ceiling and doors to

KITCHEN

Double glazed window, double glazed door, fitted grey wall base drawer units with worktops, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, laminate flooring and understairs storage

GROUND FLOOR BATHROOM

Double glazed frosted windows, radiator, 4-piece suite, low level WC, pedestal hand wash basin with taps, corner panelled bath with telephone style mixer taps/shower head, corner shower cubicle with shower, tiled splash and tiled flooring

LANDING

Spindle balustrade, radiator and doors to

BEDROOM 1

11' 3" x 13' 2" (3.43m x 4.03m)

Double glazed windows and radiator

BEDROOM 2

12' 11" x 12' 9" (3.95m x 3.90m)

Double glazed window and radiator

BEDROOM 3

7' 8" x 10' 0" (2.36m x 3.05m)

Double glazed window and radiator

YARD

Access gate, water tap and paved seating area

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 **

