

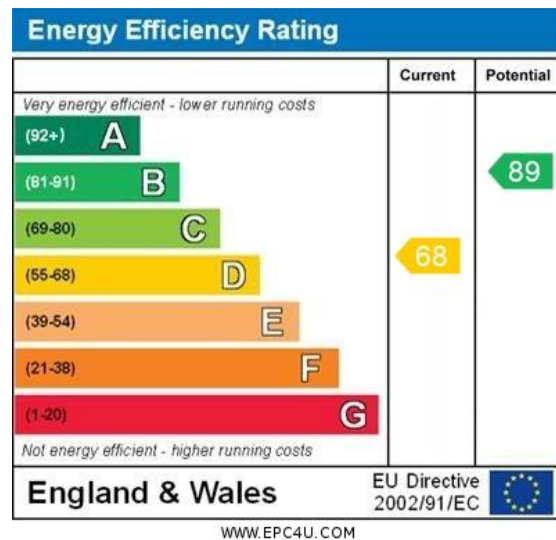
Lucy Boardman (Formerly Lloyds Bank) -

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.



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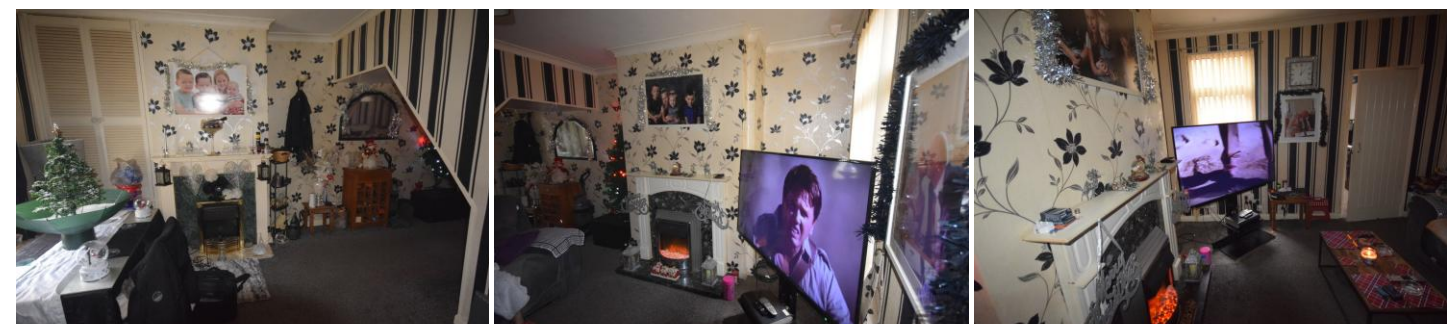
Residential Sales Residential Lettings Commercial Sales & Lettings

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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ROSS

Estate Agencies



Devon Street | Barrow-in-Furness | LA13 9PZ

Asking Price £60,000

- Calling All Landlords/Property Developers
- Property Being Sold With Tenants In-Situ
- Lounge, Dining Room
- Kitchen, 2 Bedrooms
- Bathroom
- CH, DG, Rear Yard
- Close To Local Amenities And Schools
- Good Addition To A Rental Portfolio
- Priced To Sell
- Council Tax Band A





Property Description

Calling all Landlords/Property Developers!

We are bringing to the market, this mid terrace property close to local amenities, transport links, schools etc. We are selling this property with tenants in-situ. The property comprises of vestibule, lounge open to the dining room, kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/sheep.pillow.exist>

FRONTAGE

Double glazed door

ENTRANCE HALL

Borrowed frosted window and door to

LOUNGE

13' 3" x 11' 7" (4.05m x 3.54m)

Double glazed window, feature fire surround with fire, stairs to first floor, coved ceiling and open to

DINING ROOM

12' 4" x 13' 3" (3.77m x 4.05m)

Double glazed window, feature fire surround, electric fire and door to

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops, cooker point, stainless steel sink with taps and plumbing for washer

LANDING

Doors to

BEDROOM 1

11' 3" x 13' 4" (3.45m x 4.08m)

Double glazed window, radiator and coved ceiling

BEDROOM 2

13' 3" x 12' 3" (4.06m x 3.74m)

Double glazed window, radiator, over stairs storage (boiler) and door to

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, part tiled walls, part panelled walls and panelled ceiling

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

