

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

ROSS

Estate Agencies



Marsh Street | Barrow-in-Furness | LA14 1BQ

Asking Price £75,000

- Calling All Landlords/Property Developers
- Mid Terrace Property
- Hallway, 2 Reception Rooms
- Extended Fitted Kitchen/Diner
- 2 Double Bedrooms
- Spacious 4-Piece Suite Bathroom
- CH, DG
- Rear, L-Shaped Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all property developers/landlords!

We are pleased to bring to the market this mid-terrace property in the popular residential area, close to local amenities, transport links, schools and town centre. The property is in need of updating and modernising which is reflected in the asking price. The property comprises of entrance hallway, 2 reception rooms, extended fitted kitchen/diner, 2 double bedrooms and a spacious 4-piece suite family bathroom. The property benefits from central heating, double glazing and a rear L-shaped yard. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Water, Drainage

LOCATION

<https://what3words.com/fresh.beast.tries> - Marsh

Street is off Salthouse Road, close to the town centre

FRONTAGE

Double glazed door to

VESTIBULE

Part panelled walls and door to

ENTRANCE HALL

Stairs to the first floor and door to

LOUNGE

9' 10" x 11' 10" (3.01m x 3.61m)

Double glazed window, fire, coved ceiling with ceiling rose and sliding doors to

DINING ROOM

13' 0" x 10' 2" (3.98m x 3.12m)

Double glazed window, radiator, fireplace with fire, sliding doors to the lounge and door to

EXTENDED KITCHEN/DINER

18' 6" x 7' 3" (5.66m x 2.23m)

Extended fitted kitchen/diner with fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, cooker point, plumbing for washer, tiled splash, understairs storage, panelled ceiling and double-glazed door to the rear yard

LANDING

Spindle balustrade, built-in storage cupboard, access to the loft and doors to

BEDROOM 1

13' 8" x 12' 1" (4.17m x 3.69m)

Double glazed window and radiator

BEDROOM 2

8' 1" x 12' 10" (2.48m x 3.93m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with taps, shower cubicle with shower, storage cupboard and part tiled walls

YARD

L-shaped with 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 **

