

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	64 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



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

Asking Price £129,950

- Well Presented Mid-Terrace Property
- Tastefully Decorated Throughout
- Lounge, Vestibule
- Open Plan Dining Room/Kitchen
- 2 Double Bedrooms
- Modern Fitted Bathroom Suite
- CH, DG
- Rear Enclosed Yard
- Viewings Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area close to local amenities, transport links, popular schools and Barrow Park. The property would suit a variety of buyers as it is ready to move into.

The property benefits from vestibule leading to the lounge, open plan dining room and fitted coloured kitchen, 2 double bedrooms and a modern fitted 2 tone bathroom suite.

The property benefits from central heating, double-glazing and a rear yard with seating area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

The property location is on Devon Street behind Risedale Road close to local amenities, transport links and popular schools.

<https://what3words.com/forks.speech.actual>

FRONTAGE

Double-glazed door to.

VESTIBULE

Door to.

LOUNGE

11' 10" x 13' 1" (3.62m x 4.01m)

Double-glazed window, radiator and door to.

DINING ROOM

11' 8" x 10' 3" (3.58m x 3.14m)

Open to kitchen, laminate flooring, open fireplace, stairs to first floor and under stairs storage.

KITCHEN

Double-glazed windows, double-glazed door, fitted coloured wall base drawer units with worktops to compliment, inset black sink with brass effect mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, laminate flooring and spotlight ceiling.

LANDING

Doors to.

BEDROOM 1

8' 8" x 11' 10" (2.66m x 3.61m)

Double-glazed window and radiator.

BEDROOM 2

12' 3" x 10' 5" (3.74m x 3.20m)

Double-glazed window, part panelled walls and a storage cupboard.

BATHROOM

Modern white/green suite with low level WC, hand wash basin with brass effect mixer taps/vanity units, panelled enclosed bath with brass effect mixer taps, double headed shower over, part panelled walls, spotlight ceiling and laminate flooring.

YARD

Access gate, seating area and storage shed

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 **

