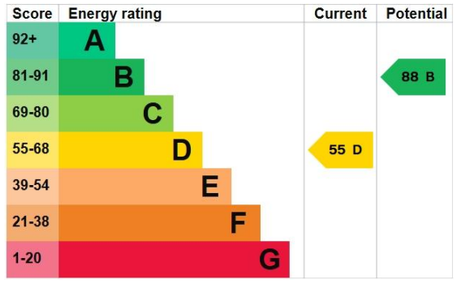
Lucy Boardman (Formerly Lloyds Bank) -

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

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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.

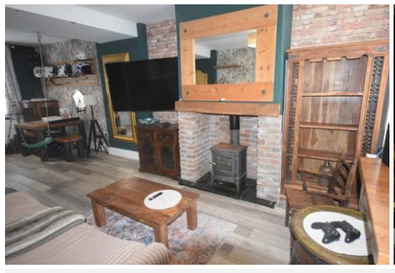
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









Lime Street | Barrow-in-Furness | LA14 5EF

Asking Price £94,950

- Well Presented Extended Mid-Terrace Property
- Popular Residential Area
- Hall, Open Plan Lounge, Dining Room
- Fitted Kitchen, Utility Room
- 2 Bedrooms
- Bathroom With Jet Spa Corner Bath
- CH, DG (Except One Window)
- Rear Yard
- Vacant Possession
- Council Tax Band A



Property Description

We are pleased to bring to the market this extended mid-terrace property in the popular location close to local amenities, transport links and schools. The property offers excellent living accommodation comprising of hall area giving access to the open plan living with a dining room, lounge with feature fireplace, woodburner style fire, fitted galley style kitchen with free standing Aga style cooker and utility area. To the first floor the property has 2 double bedrooms and a bathroom with a jet spa corner bath. The property benefits from central heating, double-glazing (except one window) and a rear yard. The property would suit a variety of buyers as its ready to move into and it is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Lime Street is in a popular residential area off Cedar Road behind Schneider Road close to local schools, amenities and transport links.

What 3 words - ///cages.belt.added

FRONTAGE

Double-glazed door.

ENTRANCE HALL

Stairs to first floor, laminate flooring and door to.

LOUNGE

12' 4" x 12' 3" (3.78m x 3.74m)

Double-glazed window, laminate flooring, radiator, understairs storage, feature brick effect fireplace with wood burner style fire and open to the kitchen.

DINING ROOM

9' 1" x 10' 3" (2.79m x 3.14m)

Double-glazed window, radiator, laminate flooring and open to the lounge.

KITCHEN

Double-glazed window, fitted high shine grey wall base drawer units with worktops to compliment, inset 1 1/2 stainless steel sink with mixer taps, Aga style freestanding cooker with extractor over, plumbing for dishwasher, breakfast bar and open to.

UTILITY ROOM

Window, double glazed door, fitted wall base drawer units with worktops to compliment, plumbing for washer and tiled splash.

LANDING

Access to the loft, radiator and doors to.

BEDROOM 1

12' 1" x 13' 10" (3.69m x 4.24m)

Double-glazed window, radiator and over-stairs storage.

BEDROOM 2

12' 1" x 9' 0" (3.69m x 2.76m)

Double-glazed window and radiator.

BATHROOM

Double-glazed frosted window, radiator, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, corner shaped spa style bath with water jets, shower over and part panelled walls.

YARD

Yard 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 Plus VAT **This is non-refundable once the AML check has been carried out**





