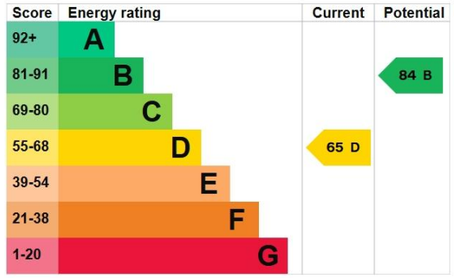
Lucy Boardman (Formerly Lloyds Bank) -

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









Marsh Street | Barrow-in-Furness | LA14 2AE

Asking Price £99,950

- Spacious Mid-Terrace Property
- Popular Residential Area
- Hallway, Open Plan Lounge, Dining, Kitchen
- 2 Double Bedrooms, Dressing Room
- 4-Piece Family Bathroom
- CH, DG
- Off Road Parking, Rear Yard
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this spacious mid-terrace property in the popular residential area, close to local amenities, transport links, popular schools and close to local employer BAE. The property comprises of entrance hallway giving access to an open plan lounge, dining room and kitchen.

The property has a family 4-piece suite, 2 double bedrooms, however, the main bedroom has a further dressing room/study, as its been split from the original layout. The property benefits from central heating, double glazing to the rear with double gates. The property offers off road parking and an easy maintenance rear enclosed yard with seating area.

The property is being sold with vacant possession and would suit a variety of buyers.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Marsh Street is off Salthouse Road, close to local amenities, transport links and schools - https://what3words.com/chase.loaf.influencing

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring, coved ceiling and door to

LOUNGE

10' 5" x 12' 4" (3.18m x 3.76m)

Double glazed window, radiator and open to the dining room

DINING ROOM

11' 3" x 12' 4" (3.43m x 3.76m)

Double glazed window, radiator, laminate flooring, understairs storage, open to the lounge and open to

KITCHEN

Double glazed window, double glazed door, fitted white wall base units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash and plumbing for washer

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

10' 8" x 12' 1" (3.26m x 3.70m)

Double glazed window, radiator, laminate flooring and door to walk-in wardrobe/room, originally 1 room, now split into 2

BEDROOM 3/VANITY

7' 1" x 12' 2" (2.16m x 3.72m)

Walk-in vanity/wardrobe, double glazed window and laminate flooring

BEDROOM 2

8' 5" x 12' 4" (2.59m x 3.78m) Double glazed window, radiator and laminate flooring

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed, double enclosed bath with central mixer taps/shower/head. Double size walk-in shower/cubicle with double headed shower, tiled walls, tiled flooring, panelled ceiling with spotlights and mounted vanity unit/storage

YARD

Double gates giving access to off road parking, easy maintenance paved seating area, storage shed, water tap, side access gate and outside electrics

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**

