



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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

Contact Details

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Barrow-In-Furness
Cumbria
LA14 1SB

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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.



Registered Office
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Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Black Butts Lane | Barrow-in-Furness | LA14 3AW

Asking Price £165,000

- Semi-Detached Property
- Popular Location On Walney
- In Need Of Modernising/Updating
- Porch, Hall, Lounge
- Kitchen, Dining Room
- Extension/Conservatory (Urgent Attention)
- Gardens To Front/Rear
- Off Road Parking, Garage
- No Chain
- Council Tax Band C





Property Description

We are bringing to the market this semi-detached family home in the sought after location on Walney, close to local schools, amenities, transport links and coastal beaches. The property offers excellent living accommodation, comprising of porch, hall, lounge, dining room, kitchen, 3 bedrooms and a bathroom. The property has a conservatory/extension which is in need of urgent repair, gardens to front and rear with off road parking and a garage. The property is being sold with vacant possession.

CASH BUYERS ONLY DUE TO THE FAILURE OF THE EXTENSION

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/modest.boring.locals>

FRONTAGE

Double gates giving access to off road parking, access to garage, rear garden, front garden area with plants/shrubs

VESTIBULE

Double glazed double doors and door to

ENTRANCE HALL

Stairs to first floor, radiator, boiler, understairs storage and doors to

LOUNGE

12' 11" x 12' 4" (3.94m x 3.78m) Double glazed bay window, radiator, fireplace with fire and coved ceiling

DINING ROOM

12' 7" x 11' 6" (3.84m x 3.53m)

Glass sliding doors to extension, borrowed frosted window, fireplace with fire and coved ceiling

GALLEY KITCHEN

Double glazed window, fitted wall base drawer units with worktops, sink, cooker point, plumbing for washer, tiled splash, tiled flooring, borrowed frosted window and open to

EXTENSION

15' 2" x 8' 5" (4.63m x 2.59m)

Double glazed windows, double glazed door, this is in need of full repair/updating, double doors to dining room

LANDING

Double glazed frosted window, glass balustrade, access to loft, no ladder and doors to

BEDROOM 1

13' 0" x 9' 6" (3.98m x 2.92m)

Double glazed bay window, radiator, built-in wardrobes/storage

BEDROOM 2

9' 3" x 12' 9" (2.84m x 3.89m)

Double glazed window, double glazed door leading on to the balcony roof of the extension, however, this is in need of full repair, built-in wardrobes/storage and built-in cupboard

BEDROOM 3

6' 9" x 6' 9" (2.06m x 2.06m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, hand wash basin with taps, panelled enclosed bath with taps and tiled walls

GARAGE

Up/over door, windows and door

GARDEN

Rear enclosed garden with paved area, plants/shrubs, side access and 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**

