

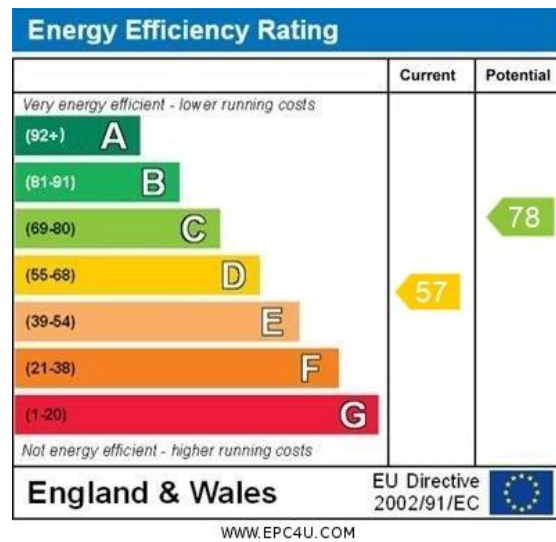
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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ROSS

Estate Agencies



Westgate Road | Barrow-in-Furness | LA14 5AJ

Asking Price £118,000

- Calling All Landlords/Property Developers
- Well Presented Terrace Property
- Vestibule, Hallway Feature Flooring
- Lounge, Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Central Heating, Double Glazing, Rear Yard
- Sold With Tenant In-Situ
- Council Tax Band A





Property Description

Calling all landlords/property developers! We ae pleased to bring to the market this well presented mid terrace property in the popular residential are close to local amenities, transport links, schools and local park. The property is being sold with tenant in-situ, it comprises of vestibule, hallway with feature tiled flooring, lounge, dining room, fitted kitchen, 2double bedrooms and a bathroom. The property benefits from central heating, double glazing, rear yard with seating are and outhouse/store. Viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/cloth.verse.join>

FRONTAGE

Double glazed door to

VESTIBULE

Feature tile flooring, coved ceiling and open to

ENTRANCE HALL

Feature tiled flooring, stairs to 1st floor, coved ceiling and doors to

LOUNGE

10' 7" x 11' 6" (3.24m x 3.53m) Double glazed window, radiator, open ornate fireplace ad coved ceiling

DINING ROOM

13' 5" x 10' 11" (4.10m x 3.33m)

Double glazed window, radiator, feature fireplace with cola effect fire, coved ceiling, under stairs storage and open to

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units, wit worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, plumbing for washer and tiled flooring

LANDING

Spindle balustrade, storage cupboard, access to loft and doors to

BEDROOM 1

14' 3" x 11' 10" (4.35m x 3.61m)

Double glazed window and radiator

BEDROOM 2

9' 0" x 13' 4" (2.76m x 4.08m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head, built in storage cupboard, part tiled walls, panelled ceiling with spotlight

YARD

Rear yard with paved seating area, outhouse/store with electric

Anti-Money Laundering checks cost - £25.00 + VAT **

This is non refundable once the AML check has been carried out

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.

