

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		
55-68	D	58 D	75 C
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



Annan Street | Barrow-in-Furness | LA14 2QU

Asking Price £134,950

- Well Presented Mid-Terrace Property
- Tastefully Decorated Throughout
- Popular Residential Area
- Hall, Open Plan Lounge, Dining Room
- Fitted Coloured Kitchen
- 2 Double Bedrooms
- Modern Fitted White Bathroom Suite
- Spacious Loft Room
- CH, DG, Rear Yard
- 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 on Barrow Island, close to local amenities, transport links, schools and local employer BAE.

The property comprises of entrance vestibule, hallway, open plan lounge, dining room, fitted coloured kitchen, 2 double bedrooms and a modern fitted white bathroom suite.

The property benefits from central heating, double-glazing, a spacious loft room with beamed ceiling and an enclosed pleasant rear yard.

Viewings are recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Annan Street is located off Athol Street on Barrow Island

<https://what3words.com/letter.affair.faded>

FRONTAGE

Double-glazed door to.

VESTIBULE

Door to.

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor and door to.

LOUNGE

13' 5" x 10' 6" (4.09m x 3.22m)

Double-glazed window, radiator, spotlight ceiling, part panelled wall, storage cupboard, laminate flooring and open plan to.

DINING ROOM

14' 2" x 11' 7" (4.32m x 3.54m)

Double-glazed window, radiator, laminate flooring, feature fireplace with fire, spotlight ceiling and open to.

KITCHEN

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

LANDING

Spindle balustrade, spindle staircase to loft room, double-glazed window and doors to.

BEDROOM 1

17' 0" x 10' 5" (5.20m x 3.18m)

Double-glazed windows and radiator.

BEDROOM 2

11' 1" x 11' 3" (3.39m x 3.43m)

Double-glazed window and radiator.

LOFT ROOM

16' 4" x 15' 7" (5.00m x 4.75m)

Spindle staircase to loft room, spindle balustrade, double-glazed Velux window, beamed ceiling, radiator and storage in eaves.

BATHROOM

Double-glazed frosted window, white suite low-level WC, hand wash basin with black mixer taps, vanity unit, panelled enclosed bath with black mixer taps/shower head, double head shower over and tiled walls.

YARD

Access gate, paved seating area and water tap.

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 **

