**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.

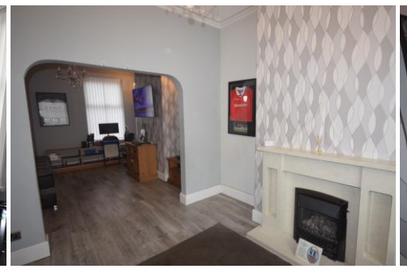

**Registered Office**
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Residential Sales Residential Lettings Commercial Sales & Lettings









## Ramsden Street | Barrow-in-Furness | LA14 2DW

## Asking Price £132,500

- Forecourt Family Terrace Home
- Popular Residential Area
- Well Presented Throughout
- Hallway, Bay Window Lounge
- Dining Room, Modern Fitted Kitchen/Diner
- Bathroom With Jet Spa Bath
- 3 Bedrooms, Nursery/Office
- CH, DG, Workshop/Room To Rear
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well-presented forecourt mid-terrace property close to local amenities, transport links, schools and local employer BAE. The property comprises of entrance hallway giving access to bay window lounge, open to the dining room, modern fitted high shine grey kitchen with appliances, 3 bedrooms, plus nursery/study, modern fitted bathroom with Jet Spa bath.

The property benefits from central heating, double glazing, ideal addition, converted garage, now used as added family room, which could be used for a variety of uses and rear enclosed yard.

The property is being sold with vacant possession.

**SERVICES**

Gas, Electric, Water, Telephone, Drainage

**LOCATION**

Ramsden Street is off Rawlinson Street, close to the town centre and local employer BAE

https://what3words.com/zeal.found.reduce

**FRONTAGE**

Forecourt paved area, access gate and double-glazed door to

**VESTIBULE**

Tiled feature flooring, coved ceiling and door to

**ENTRANCE HALL**

Stairs to first floor, coved ceiling and door to

**LOUNGE**

**15' 1" x 11' 1" (4.61m x 3.39m)**

Double glazed window, feature lounge coal effect fire and coved ceiling

**DINING ROOM**

**11' 10" x 14' 0" (3.63m x 4.29m)**

Double glazed window, laminate flooring, coved ceiling and open archway

**KITCHEN**

Double glazed windows, double glazed door, fitted high shine, wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, wine rack, tiled flooring, kickboard lighting, ceiling spotlights, understairs storage and plumbing for washer

**LANDING**

Spindle balustrade with glass, spotlights, access to the loft and doors to

**BEDROOM 1**

**12' 5" x 14' 11" (3.79m x 4.55m)**

Double glazed window, radiator, coved ceiling and laminate flooring

**BEDROOM 2**

**14' 7" x 9' 2" (4.46m x 2.80m)** Double glazed window and radiator

**BEDROOM 3**

**8' 7" x 10' 2" (2.64m x 3.11m)**

Double glazed window and radiator

**NURSERY/OFFICE**

Double glazed window and radiator

**BATHROOM**

Double glazed frosted window, fitted modern suite, low level WC with hand wash basin, mixer taps, grey vanity unit with storage, panelled enclosed jet spa bath with central mixer taps, tiled walls, ceiling spotlights



**YARD**

**8' 7" x 13' 9" (2.64m x 4.20m)**

Access gate, water tap, access to workshop/store (converted) currently used as an extra bedroom, double glazed window, laminate flooring, ceiling spotlights and wall heater

**AGENCY NOTE**

n 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**

