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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ROSS Estate Agencies









Derby Street | Barrow-in-Furness | LA13 9TQ

Asking Price £139,950

- Forecourt Mid Terrace Family Home
- Sought After Location In Risedale Area
- Vestibule, Hallway With Feature Tiling
- Bay Window Lounge, Dining Room
- Fitted Kitchen
- 3 Bedrooms, Bathroom
- Rear Yard, Garage
- DG (Except 1 Window) CH
- Viewings Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this forecourt mid-terrace property in the popular residential area off Risedale, close to local schools, amenities, transport links and Barrow Park. The property comprises of vestibule, hallway with feature tiled flooring, bay window, lounge, dining room, fitted kitchen, 3 bedrooms and a bathroom.

The property benefits from central heating, double glazing (except for 1 window) rear yard with spacious garage. The property would suit a variety of buyers and viewings are recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Derby Street is off Brook Street, close to Risedale Road, close to local amenities, transport links, popular schools and close to Barrow Park - https://what3words.com/swept.broker.trunk

FRONTAGE

Forecourt area with access gate, easy maintenance front garden area and double-glazed door to

ENTRANCE HALL

Feature tiled flooring, stairs to first floor, picture rail and doors to

LOUNGE

13' 7" x 10' 9" (4.15m x 3.29m) Double glazed bay window, laminate flooring, picture rail, feature fireplace with coal effect fire and coved ceiling

DINING ROOM

13' 10" x 11' 0" (4.22m x 3.37m)

Double glazed window, radiator, door to kitchen and laminate flooring

KITCHEN

14' 11" x 8' 5" (4.56m x 2.58m)

Double glazed windows, double glazed door, fitted wall base drawer unit with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, wine rack, tiled splash and tiled flooring

LANDING

Spindle balustrade, access to the loft, built-in cupboard and doors to

BEDROOM 1

11' 3" x 14' 2" (3.44m x 4.33m)

Double glazed window and radiator

BEDROOM 2

13' 4" x 8' 6" (4.07m x 2.61m)

Window, radiator and picture rail

BEDROOM 3

Double glazed window and radiator (boiler)

BATHROOM

Double glazed frosted window, white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with telephone style mixer taps, shower over, panelled walls, panelled ceiling and laminate flooring

GARAGE

8' 6" x 21' 7" (2.60m x 6.58m)

Power light, up/over door, three windows and one door to the yard

YARD

Access gate and access to the garage

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**




