

**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

**Registered Office**  
16 Cavendish Street  
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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.



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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**Delhi Street | Barrow-in-Furness | LA14 3BB**

**Asking Price £79,950**

- Mid Terrace Property
- Popular Location On Walney
- Lounge, Dining Room
- Kitchen
- 2 Bedrooms, Bathroom
- CH & DG
- Rear Yard
- Vacant Possession
- Early Viewing Recommended
- Council Tax Band A



## Property Description

We are pleased to bring to the market this mid terrace property in the popular residential area close to local amenities, transport links, schools, coastal beaches and local BAE. The property is in need of renovating which is reflected in the asking price. The property comprises of a vestibule, lounge, dining room, kitchen, 2 bedrooms and a bathroom. the property benefits from central heating, some double glazing and rear yard. The property is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/strut.invite.paper>

### FRONTAGE

Double glazed door

### VESTIBULE

Borrowed window and door to

### LOUNGE

**12' 8" x 12' 4" (3.87m x 3.77m)**

Double glazed window, feature fire surround with coal effect fire, stairs to first floor, under stairs storage, borrowed window and open to

### DINING ROOM

**12' 8" x 7' 4" (3.88m x 2.24m)**

Window, radiator, feature ornate fireplace and door to

### KITCHEN

**12' 8" x 7' 4" (3.88m x 2.24m)** Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for washer, corner display units, tiled splash and tiled flooring

### LANDING

Access to loft, laminate flooring and doors to

### BEDROOM 1

**12' 10" x 12' 6" (3.92m x 3.83m)**

Double glazed window, ornate fireplace, built in double door wardrobe

### BEDROOM 2

**12' 6" x 9' 6" (3.83m x 2.92m)**

Window, radiator, ornate open fireplace

### BATHROOM

Window, white 3-piece suite, low level WC, pedestal hand was basin with taps, panelled enclosed bath with shower over, tiled splash, laminate flooring and boiler

### YARD

Access gate, paved seating area

## 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

