

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		74 C
55-68	D	62 D	
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



Baden Powell Street | Barrow-in-Furness | LA14 3QD Asking Price £162,500

- Well Presented Spacious End Terrace
- Popular Location On Walney
- Lounge, Dining Room
- Fitted Kitchen With Appliances
- 3 Bedrooms
- Family Bathroom
- CH, DG
- Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented end terrace property in the popular residential area on Walney close to local schools, amenities, bus routes, local employer BAE and popular coastal beaches.

The property comprises of vestibule, spacious lounge, open archway to the dining room with spindle staircase to first floor, modern fitted kitchen with built in appliances, 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing and an enclosed rear yard. Viewings are highly recommended as it is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Baden Powell Street is on Walney Island, Vickerstown area off the promenade and Powerful Street close to local amenities.

What 3 words - ///shovels.life.treat

FRONTAGE

Double-glazed door to vestibule.

VESTIBULE

Door to.

LOUNGE

14' 2" x 12' 1" (4.33m x 3.69m)

Double-glazed window, radiator, coved ceiling and double doors to.

DINING ROOM

10' 5" x 10' 5" (3.19m x 3.19m)

Double-glazed window, radiator, spindle staircase to first floor, double doors to lounge and door to kitchen.

KITCHEN

Double-glazed window, double-glazed door, fitted walnut style wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, fridge, freezer, washing machine, dishwasher, tiled splash, coved ceiling and under stairs storage.

LANDING

Spindle ballastry, access to loft and doors to.

BEDROOM 1

14' 2" x 12' 11" (4.34m x 3.95m)

Double-glazed window and radiator.

BEDROOM 2

7' 6" x 12' 1" (2.31m x 3.70m)

Double-glazed window and radiator.

BEDROOM 3

6' 8" x 8' 3" (2.05m x 2.52m)

Double-glazed window, radiator and access to loft.

BATHROOM

Double-glazed frosted window, white 3 piece suite, low level WC, floating hand wash basin with mixer taps, shaped panelled enclosed bath with mixer taps, shower over, tiled walls, panelled ceiling and towel rail/radiator.

REAR YARD

Access gate and 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 Plus VAT **This is non refundable once the AML check has been carried out**

