



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.

We do have to disclose this is an employee of Ross Estate Agencies

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

Tenure

Freehold

Council Tax Band

A

Contact Details

Registered Office
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Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

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Old Roose | Barrow-in-Furness | LA13 0ET

Asking Price £169,950

- Stunning Terrace Cottage
- Sought After Location
- Suit A Variety Of Buyers
- Ready To Move Into Condition
- Lounge, Fitted Cottage Style Kitchen/Diner
- 2 Bedrooms
- Feature Bathroom
- CH, DG, Easy Maintenance Front Garden
- Rear Seating Area, No Chain
- Council Tax Band A

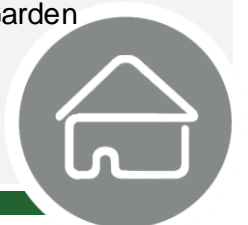


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Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this stunning ready to move in terraced cottage, in the popular residential area of Roose, close to local amenities, transport links, schools, etc, but hidden away down a small side street. This beautiful cottage comes with quirky rooms, with a cottage style kitchen/diner with a spindle staircase to the first floor, pleasant lounge, 2 bedrooms and a stunning bathroom suit.

The property benefits from central heating, double glazing with coloured front/rear doors, easy maintenance closed in front garden with seating area, rear seating area with communal area leading to a row of outside cloaks/WC. The property would suit a variety of buyers including anyone wanting an Airbnb, due to its location in Roose and proximity to the train station, it would be an ideal opportunity for a holiday let. It's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/relate.dine.quiz>

FRONTAGE

Gated easy maintenance front garden with shale area, seating area and double-glazed front door to

LOUNGE

11' 10" x 11' 0" (3.62m x 3.36m)

Double glazed window, laminate flooring, feature electric log effect fire, coved ceiling and door to

KITCHEN/DINER

Double glazed stable style door to rear, radiator, fitted coloured cottage style kitchen with wall base drawer units with worktops to compliment, inset white sink with mixer taps, integrated oven, 5-ring hob with extractor over, integrated washer/dryer, understairs storage, laminate flooring, tiled splash, spindle staircase to first floor and ceiling spotlights

LANDING

Access to loft and doors to

BEDROOM 1

10' 6" x 11' 6" (3.22m x 3.53m)

Double glazed window, radiator, fitted full length wardrobes with hanging/shelving

BEDROOM 2

9' 1" x 7' 11" (2.77m x 2.42m)

Double glazed window, built-in storage, over the stairs (boiler)

BATHROOM

White modern suit with low level WC, radiator, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with double headed shower, tiled splash to compliment suit and ceiling spotlights

PAVED SEATING AREA

Paved pleasant seating area with side access to communal side street, access to toilet block, each cottage has 1 each

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 **

