

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	73 C	75 C
55-68	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
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Agencies



Pennine Gardens | Barrow-in-Furness | LA14 5BS

Asking Price £69,950

- First Floor Leasehold Flat
- Popular Residential Area, Off Ainslie Street
- Hallway, Spacious Lounge
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- CH, DG
- Communal Outside Areas
- Vacant Possession
- Council Tax Band A





Property Description

We are bringing to the market this leasehold first floor flat in a popular residential area, just off Ainslie Street, where there are purpose-built flats. The flat comprises of shared stairs leading to the first floor, entrance hallway leading to the spacious lounge, fitted high shine black fitted kitchen, 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing and an outside communal area. The property is being sold with vacant possession and would suit a variety of buyers, including an ideal asset for the rental market.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Pennine Gardens is of Ainslie Street in a cul-de-sac location

<https://what3words.com/suffer.habit.senior>

FRONTAGE

Communal staircase to the front door.

ENTRANCE HALL

Coved ceiling, radiator and storage cupboard.

LOUNGE

12' 10" x 16' 9" (3.93m x 5.13m)

Double-glazed window, radiator and door to kitchen.

KITCHEN

10' 4" x 13' 3" (3.17m x 4.06m)

Double-glazed window, radiator, fitted black high shine wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, integrated fridge/freezer, tiled splash, spotlight ceiling and tiled flooring.

BEDROOM 1

10' 10" x 12' 8" (3.32m x 3.88m)

Double-glazed window, radiator and laminate flooring.

BEDROOM 2

12' 4" x 9' 10" (3.76m x 3.02m)

Double-glazed window, radiator and laminate flooring.

BATHROOM

Double-glazed frosted window, radiator, white 3-piece suite, low level WC with hand wash basin, mixer taps/vanity unit, panelled enclosed shaped bath with mixer taps, double headed shower over and tiled splash.

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 **

