



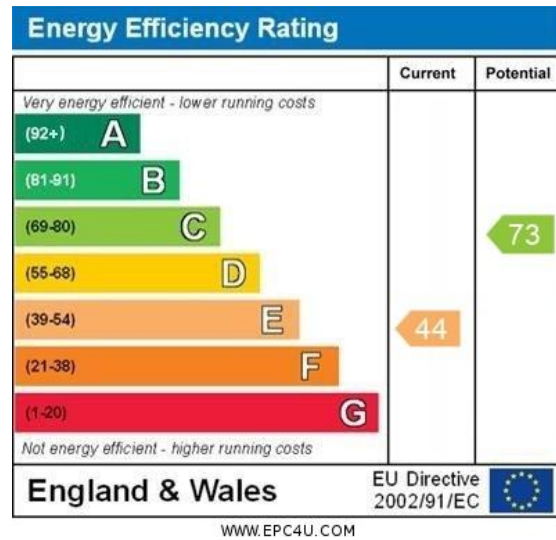
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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

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**Fenton Street | Barrow-in-Furness | LA14 1DE**

**Asking Price £74,950**

- Calling All Landlords
- Town Centre Location
- 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms
- En-Suite + Family Home
- Central Heating, Double Glazing
- Rear Yard
- Vacant Possession
- Council Tax Band A





## Property Description

Ideal addition to a rental portfolio. We are pleased to bring to the market this well-presented mid terrace property in the town centre location, close to the local amenities, transport links, schools. The property comprises of 2 reception rooms, kitchen, 2 bedrooms, with 1 having en-suite bathroom (through bed 2). The property benefits from central heating, some double glazing, rear yard with outhouse/store. the property is being sold with vacant possession.

### LOCATION

<https://what3words.com/hood.risk.chips>

### FRONTAGE

Double glazed door to

### VESTIBULE

Laminate flooring and door to

### LOUNGE

**11' 11" x 10' 8" (3.65m x 3.26m)**

Window, laminate flooring, storage cupboard and stairs to first floor

### DINING ROOM

**12' 2" x 14' 4" (3.71m x 4.39m)**

Double glazed window, radiator, feature fire surround, laminate flooring, ceiling spotlight and door to kitchen

### KITCHEN

Window, radiator, door to the rear, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for a washer (boiler)

### LANDING

Doors to

### BEDROOM 1

**10' 10" x 10' 3" (3.31m x 3.13m)**

Double glazed window, radiator and door to en-suite

### EN-SUITE

Low level WC, pedestal hand wash basin with taps, 1/2 size tub with shower over, tiled splash (access to loft)

### BEDROOM 2

**11' 8" x 12' 4" (3.56m x 3.78m)**

Double glazed window and door to bathroom

### BATHROOM

Frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over and part panelled walls

### YARD

Access gate and paved 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

