



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

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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.



Vengeance Street | Barrow-in-Furness | LA14 3BY **Asking Price £159,950**

- Well Presented Mid Terrace Property
- Popular Location On Walney
- Hall, Lounge With Wood Burner Style Fire
- Dining Room, Fitted Kitchen
- Ground Floor White Bathroom Suite
- 3 Bedrooms
- CH,DG
- Rear Yard With Seating Area
- Ready To Move Into Condition
- Council Tax Band A





Property Description

Calling all first-time buyers!

We are delighted to bring to the market, this well presented and tastefully decorated mid-terrace property in the popular residential area on Walney, close to local schools, amenities, transport links, coastal beaches and local employer BAE. The property has been renovated by the current vendor to a very high standard, which will be appreciated on viewings. The property comprises of hall giving access to the lounge with a feature fireplace with wood burner style fire, sliding doors to the dining room, farmhouse style fitted kitchen with a free standing Rangemaster cooker, ground floor bathroom with a white bathroom suite. To the first floor the property has three good size bedrooms with master having en-suite. The property benefits from central heating, double glazing, pleasant rear yard with decked seating area. Viewing is highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located off Amphitrite Street on Walney <https://what3words.com/maple.venues.return>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to the first floor, tiled flooring and door to

LOUNGE

14' 4" x 13' 1" (4.39m x 3.99m)

Double glazed windows, feature fireplace with wood burner style fire, coved ceiling and sliding doors to

LOUNGE

9' 5" x 16' 10" (2.88m x 5.15m)

Double glazed patio doors, laminate flooring, understairs storage, wall mounted fire and open to the kitchen

KITCHEN

Double glazed window, fitted wall base drawer country style units with worktops to compliment, stainless steel sink 1 1/2 bowl with mixer taps, free standing Rangemaster Aga style cooker with 3 ovens, 5-ring hotplate with extractor over, plumbing for washer, tiled splash, tiled ceiling spotlight and storage cupboard housing the boiler

REAR HALL

Double glazed door, tiled flooring, double door storage cupboard and sliding door to the ground floor bathroom

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, feature hand wash basin with taps, panelled enclosed bath with telephone style mixer taps/shower head, tiled splash ceiling spotlights and radiator

LANDING

Dado rail, access to the loft and doors to

BEDROOM 1

12' 4" x 11' 2" (3.77m x 3.41m)

Double glazed window, radiator and built-in double door wardrobe

ENSUITE

Low level WC, pedestal hand wash basin with taps and laminate flooring

BEDROOM 2

12' 9" x 9' 4" (3.90m x 2.87m)

Double glazed window, radiator and built-in double door wardrobes with storage above

BEDROOM 3

Doble glazed window, radiator and laminate flooring

YARD

Rear enclosed yard with pleasant, decked seating area, access gate and water tap

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 **

