



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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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.



Dover Street | Barrow-in-Furness | LA14 3LE

Asking Price £134,950

- Calling All first Time Buyers
- Popular Location On Walney
- Well Presented Mid Terrace Property
- Hall, Lounge
- Open Plan Fitted Kitchen/Dining Room
- 2 Bedrooms
- White Modern Bathroom Suite
- Central Heating, Double Glazing, Rear Yard, Outhouse
- Vacant Possession
- Council Tax Band A





Property Description

Calling all first-time buyers!

We are delighted to bring to the market this well presented and recently renovated mid-terrace property in the popular residential area on Walney, close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property comprises of entrance hall giving access to the lounge, open plan fitted grey high shine kitchen/diner. To the first floor the property has two bedrooms and a modern white bathroom suite. The property benefits from central heating, double glazing, rear yard with raised seating area, outhouse/store. Viewings are highly recommended to appreciate size and standard on offer; it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located on Walney, off Amphitrite Street - <https://what3words.com/issued.rate.gallons>

FRONTAGE

Double glazed door

ENTRANCE HALL

Stairs to the first floor and door to

LOUNGE

11' 6" x 12' 11" (3.53m x 3.96m)

Double glazed window, radiator, feature fireplace with tiled hearth and open to

KITCHEN/DINER

Double glazed windows, double glazed door to the rear, fitted high shine grey wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob, plumbing for washer, tiled splash and tiled flooring

LANDING

Access to the loft and doors to

BEDROOM 1

14' 11" x 12' 7" (4.56m x 3.86m)

Double glazed window and radiator

BEDROOM 2

10' 4" x 7' 7" (3.15m x 2.32m)

Double glazed window and radiator

BATHROOM

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

YARD

Paved seating area, raised paved seating area and outhouse/store

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 **

