

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

Contact Details
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Cumbria
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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.



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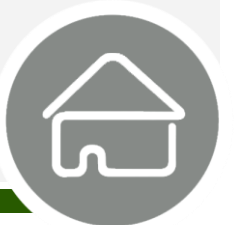
Estate Agencies



Bath Street | Barrow-in-Furness | LA14 1LZ

Asking Price £79,950

- End Terrace Property
- Popular Location
- Spacious Lounge, Sitting Room
- Kitchen/Diner, GF Cloaks/WC
- 2 Spacious Bedrooms
- Bathroom
- CH, DG
- Ideal Addition To Rental Market
- Suits A Variety Of Buyers
- Council Tax Band A





Property Description

Calling all property developers/landlords!

We are pleased to bring to the market this end terrace property in the popular residential area close to local amenities, transport links and schools.

The property would suit a variety of buyers, and with planning, possible HMO or two flats.

The property comprises of spacious lounge, sitting area, kitchen/diner and ground floor cloaks/WC.

To the first floor the property has two spacious bedrooms, dressing room and a bathroom.

The property benefits from central heating, double-glazing and it is also being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Bath Street is off Abbey Road close to local amenities, transport links, schools and town centre.

What 3 words - ///clap.cones.grand

FRONTAGE

Double-glazed door to.

LOUNGE

15' 11" x 23' 1" (4.86m x 7.06m)

Double-glazed windows, radiator, laminate flooring, wall mounted fire and storage cupboard.

SITTING ROOM

8' 8" x 8' 0" (2.66m x 2.46m)

Borrowed window and laminate flooring.

KITCHEN/DINER

12' 5" x 14' 0" (3.81m x 4.28m)

Double-glazed window, fitted wall base drawer units with worktops to compliment, circular inset stainless steel sink with mixer taps, cooker point, laminate flooring, double-glazed door to outside and door to.

CLOAKS/WC

Double-glazed frosted window, low level WC, feature hand wash basin with taps, tiled splash and radiator.

LANDING

Double-glazed door to outside, radiator, stairs to first floor, double-glazed window and doors to.

BEDROOM 1

15' 10" x 17' 2" (4.84m x 5.25m)

Double-glazed windows, radiator and access to loft.

BEDROOM 2

8' 7" x 13' 5" (2.64m x 4.10m)

Double-glazed door to roof terrace, radiator, wall mounted fire and borrowed window.

DRESSING ROOM

7' 6" x 8' 1" (2.30m x 2.47m)

Double-glazed window and door to bathroom.

BATHROOM

Double-glazed frosted window, white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with central mixer taps, shower head, tiled walls and tiled flooring.

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 Plus VAT **This is non-refundable once the AML check has been carried out**

