

**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.



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.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings

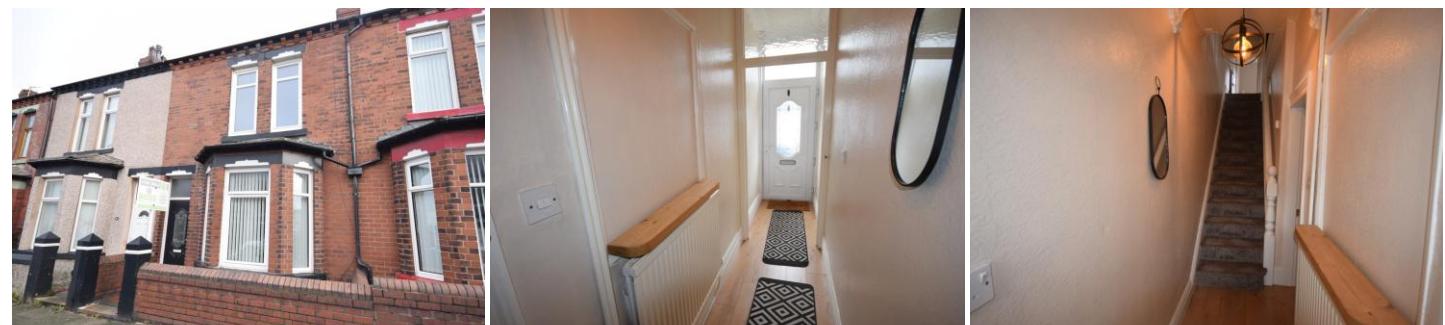
#### General

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.

# ROSS

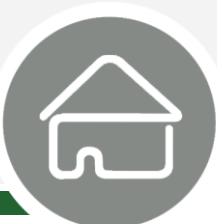
## Estate Agencies



**Park Avenue | Barrow-in-Furness | LA13 9BN**

**Asking Price £185,000**

- Well Presented Forecourt Property
- Popular Residential Area
- Hallway, Bay Window Lounge
- Dining Room, Fitted Grey kitchen
- 3 Bedrooms, Bathroom
- Utility Room/Rear Yard
- CH, DG
- Fully Decorated Throughout
- Viewings Highly Recommended
- Council Tax Band A





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt mid-terrace property in the popular residential area close to local amenities, schools, transport links and Barrow Park. The property offers excellent family living accommodation, comprises of vestibule entrance hallway, bay window lounge, open to the dining room, modern fitted grey kitchen with built in appliances, 3 bedrooms and a modern family bathroom. The property benefits from CH, DG, rear enclosed yard with paved seating area and very useful outhouse/utility room. The property is ready to move into and being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/funds.forget.critic>

### FRONTAGE

Access gate to forecourt area, double glazed door to vestibule, laminate flooring and open to

### ENTRANCE HALL

Laminate flooring, radiator, coved ceiling, stairs to first floor and door to

### LOUNGE

**15' 3" x 12' 5" (4.67m x 3.80m)**

Double glazed bay window, feature ornate fireplace, laminate flooring, coved ceiling and open to

### DINING ROOM

**13' 10" x 13' 0" (4.23m x 3.98m)**

Double glazed window, radiator, laminate flooring and door to

### KITCHEN

Double glazed window, double glazed door, fitted grey base units with worktops to compliment, inset 1 1/2 bowl grey sink with mixer taps, integrated free standing double oven, 5-ring hob with extractor over, fridge, freezer, plumbing for washer, dishwasher, laminate flooring, understairs storage

### LANDING

Ornate steel balustrade, radiator, access to loft and doors to

### BEDROOM 1

**16' 2" x 12' 4" (4.94m x 3.76m)**

Double glazed windows, radiator and coved ceiling

### BEDROOM 2

**10' 4" x 14' 0" (3.165m x 4.27m)**

Double glazed window and radiator

### BEDROOM 3

**9' 11" x 9' 4" (3.04m x 2.87m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, radiator, white fitted 3-piece suite low level WC with hand wash basin mixer taps, vanity unit with storage/drawers, walk-in shower cubicle with shower, panelled walls and panelled ceiling with spotlights

### YARD

Access gate and paved seating area, outhouse with double glazed door, double glazed frosted window, boiler, tiled flooring and power light

### 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\*\*

