



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		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

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Asking Price £90,000

- Well Presented Mid Terrace Property
- Suit A Variety Of Buyers
- Popular Residential Area
- Open Plan Lounge/Diner
- Kitchen, GF Bathroom
- 2 Bedrooms
- CH, DG
- Rear Yard
- Ideal Addition For A Rental Portfolio
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented mid terrace property in the popular area close to local amenities, transport links, schools and Barrow Park. The property comprises of open-plan lounge/dining area, galley style kitchen, ground floor bathroom and two double bedrooms. The property benefits from central heating, double glazing and rear yard with outhouse. The property would suit a variety of buyers and also a good addition to a rental portfolio.

SERVICES

Gas, Electric, Water, Telephone, Drainage

SERVICES

<https://what3words.com/legend.rips.bond>

FRONTAGE

Double glazed door to

VESTIBULE

Laminate flooring, dado rail and door to

LOUNGE

11' 1" x 12' 9" (3.39m x 3.89m)

Double glazed window, radiator, stairs to first floor, open to dining room, laminate flooring, wall mounted fire, ceiling spotlights and door to

DINING ROOM

12' 5" x 12' 5" (3.79m x 3.79m)

Double glazed window, laminate flooring, storage cupboard, stairs to the first floor and open to lounge

KITCHEN

9' 6" x 6' 1" (2.91m x 1.87m)

Double glazed window, fitted wall base drawer units with worktops to compliment, stainless steel sink with taps, cooker point, plumbing for washer, tiled splash, ceiling spotlights

REAR HALL

Double glazed door, laminate flooring and door to ground floor bathroom

GROUND FLOOR BATHROOM

Frosted window, white 3-piece suite, low level WC, hand wash basin with mixer taps/vanity unit, panelled enclosed shaped bath with double headed shower, panelled walls and panelled ceiling with spotlights

LANDING

Doors to

BEDROOM 1

12' 9" x 10' 4" (3.89m x 3.16m)

Double glazed window and radiator

BEDROOM 2

12' 6" x 10' 11" (3.83m x 3.33m)

Double glazed window, radiator and storage cupboard

YARD

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

