



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

C

Contact Details

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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.



ROSS Estate Agencies

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Victoria Road | Barrow-in-Furness | LA14 5JU

Asking Price £275,000

- Excellent Victorian Style Terrace Property
- Popular Residential Area, Off Oxford Street
- Some Stunning Original Features Throughout
- Vestibule, Hallway, Bay Window, Lounge
- Sitting Room, Open Plan Dining Room, Kitchen
- 4 Bedrooms, Family Bathroom
- CH, DG, Rear Yard, Garage
- Tastefully Decorated Throughout
- Viewings Highly Recommended
- Council Tax Band D





Property Description

Excellent Victorian style forecourt family terraced home in the sought after location off Oxford Street, close to local amenities, transport links and popular schools. The property boasts some stunning original features throughout the property, including fireplaces, tiled flooring and coved ceiling etc. The property comprises of vestibule with feature tiled flooring, hallway, spindle staircase to the first floor, bay window lounge with original fireplace with mirror, sitting room, open plan dining room leading to fully fitted coloured kitchen units with granite worktops, free rangemaster cooker with double oven, 5 ring hob, Belfast sink, ground floor cloaks/WC.

To the first floor the property has a stunning hallway with spindle balustrade, giving access to 4 bedrooms with fireplaces, stunning family bathroom with white carpentry. The property benefits from central heating, double glazing, rear enclosed yard with a garage with bi-folding doors. The property boasts excellent living accommodation and is tastefully decorated and well presented throughout. viewings are essential to appreciate size and standard on offer

FRONTAGE

Easy maintenance front forecourt area with paved area and double glazed door

VESTIBULE

Feature tiled flooring, dado rail, coved ceiling and feature coloured glass/lead door to

ENTRANCE HALL

Spindle staircase to first floor, feature tiled flooring, dado rail, coved ceiling, understairs storage and doors to

LOUNGE

15' 10" x 12' 4" (4.85m x 3.76m)

Double glazed bay window with sash-style windows, feature fireplace with ornate tiling coal effect fire, picture rail, coved ceiling with ceiling rose and laminate flooring

SITTING ROOM

13' 8" x 10' 4" (4.17m x 3.17m)

Double glazed window, radiator, picture rail and coved ceiling

KITCHEN

12' 11" x 10' 5" (3.94m x 3.19m) Double glazed window, double glazed door, fitted cottage style coloured fitted wall base drawer units, with granite worktops to compliment, integrated Belfast Style sink with mixer tap, freestanding range master style cooker with double oven, 5-ring hob/extractor over, plate warmer, integrated fridge/freezer, plumbing for washer/dryer, plate rack display shelving, tiled flooring, tiled splash and ceiling spotlights

DINING ROOM

14' 3" x 10' 0" (4.36m x 3.06m)

Double glazed windows, radiator, tiled flooring and open archway to kitchen

LANDING

Spindle staircase/balustrade, access to the loft, dado rail and steps to

BEDROOM 1

14' 9" x 15' 11" (4.51m x 4.87m)

Double glazed sash style bay window, feature ornate open fireplace with feature tiled hearth, picture rail, coved ceiling, built-in 2x2 door wardrobe

BEDROOM 2

14' 0" x 10' 6" (4.27m x 3.21m)

Double glazed window, radiator, feature ornate fireplace with hearth, picture rail, recently plastered ceiling/walls

BEDROOM 3

10' 0" x 12' 7" (3.07m x 3.84m)

Double glazed window, radiator, picture rail, ornate open fireplace

BEDROOM 4

10' 9" x 7' 6" (3.28m x 2.30m)

Double glazed window, radiator, ornate fireplace with tiled hearth

CLOAKS/WC

Double glazed window, low level WC, floating hand wash basin with taps, tiled splash and tiled floors

BATHROOM

Double glazed frosted window, radiator, white/black 3-piece suite low level WC, with feature hand wash basin, mixer taps/vanity units, panelled enclosed bath with brass effect mixer taps, feature double headed shower over, tiled walls and ceiling spotlights

GARAGE

11' 0" x 10' 5" (3.37m x 3.18m) Bi-folding door to rear access street and power/light

YARD

Access gate and access to the garage

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 **

