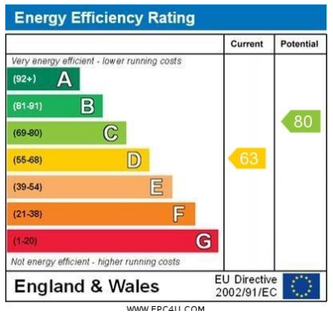
Lucy Boardman (Formerly Lloyds Bank) -

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

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

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Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies





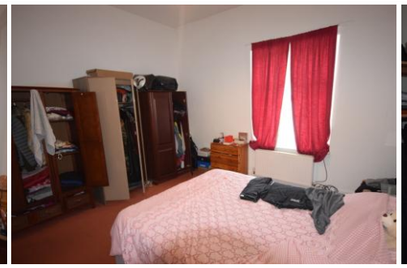




Harrison Street | Barrow-in-Furness | LA14 1JF

Asking Price £74,950

- Calling All Landlords/Property Developers
- Mid Terrace Property In Town Centre
- Being Sold With Good Tenants In-Situ
- Hallay, 2 Reception Rooms
- Kitchen, Spacious Bathroom
- 2 Double Bedrooms
- CH, DG (Except Front Door)
- Rear Yard
- Ideal Addition For A Rental Portfolio
- Council Tax Band A


Property Description

Calling all landlords/Property Investors!

We are bringing to the market this mid terrace property in the town centre location close to local amenities, transport links. The property would be an ideal addition to any rental portfolio as the property is being sold with good long-term tenants in-situ. The property comprises of an entrance hallway leading to two reception rms, kitchen, two double bedrooms and a spacious bathroom. The property benefits from central heating, mostly double glazing (except front door) It also has the legal certificates for the rental market, gas, electrics, EPC etc, so it's ready just to add to your portfolio.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

https://what3words.com/pouch.things.vague

FRONTAGE

Door to

ENTRANCE HALL

Stairs to the first floor and doors to

LOUNGE

13' 3" x 10' 11" (4.06m x 3.34m)

Double glazed window, coved ceiling with ceiling rose and borrowed windows

DINING ROOM

11' 6" x 12' 7" (3.53m x 3.85m)

Double glazed window, wall mounted fire, borrowed window and door to

KITCHEN

Double glazed window, fitted wall base drawer unit with worktops to compliment, inset stainless steel sink with mixer taps, plumbing for washer, integrated oven, 4-ring hob with extractor over, tiled splash, breakfast bar, tiled flooring and understairs storage

LANDING

Spindle balustrade, built-in storage cupboard and doors to

BEDROOM 1

15' 5" x 13' 1" (4.72m x 3.99m)

Double glazed window and radiator

BEDROOM 2

9' 4" x 12' 9" (2.85m x 3.90m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, tiled splash and (boiler)

YARD

Rear yard, raised paved area and access gate

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 **

