

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		85 B
69-80	C	69 C	
55-68	D		
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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
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Agencies



Thwaite Street | Barrow-in-Furness | LA14 1AN

Asking Price £74,950

- Calling All Landlords/Property Developers
- Town Centre Location
- 2 Reception Rooms
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- CH, DG
- Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all landlords/property developers!

We are pleased to bring to the market, this mid terrace property in the town centre location, close to local amenities, transport links, schools etc. The property comprises of entrance hallway, two receptions rooms, fitted kitchen, two double bedrooms and spacious bathroom. The property benefits from central heating, double glazing and a rear yard. The vendors have mentioned there is a cellar underneath the stairs. The property would suit a variety of buyers and would be a good addition to a rental portfolio, as its being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/punt.them.slug>

FRONTAGE

Double glazed door to

VESTIBULE

Open to

ENTRANCE HALL

Stairs to first floor, radiator and door to

LOUNGE

8' 11" x 9' 11" (2.72m x 3.04m)

Double glazed window, radiator, wall mounted fire, storage cupboard and open to the dining room

DINING ROOM

10' 11" x 10' 10" (3.34m x 3.32m)

Double glazed window, radiator, feature fireplace with open grill, open to the lounge and door to

KITCHEN

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

CELLAR

There is a cellar, accessed from under the stairs, we haven't seen it

LANDING

Spindle balustrade, access to the loft and doors to

BEDROOM 1

13' 8" x 10' 2" (4.18m x 3.10m)

Double glazed window and radiator

BEDROOM 2

8' 0" x 10' 10" (2.45m x 3.32m)

Double glazed window, storage cupboard (housing the boiler)

BATHROOM

Double glazed frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash and ceiling spotlights

YARD

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 **

