

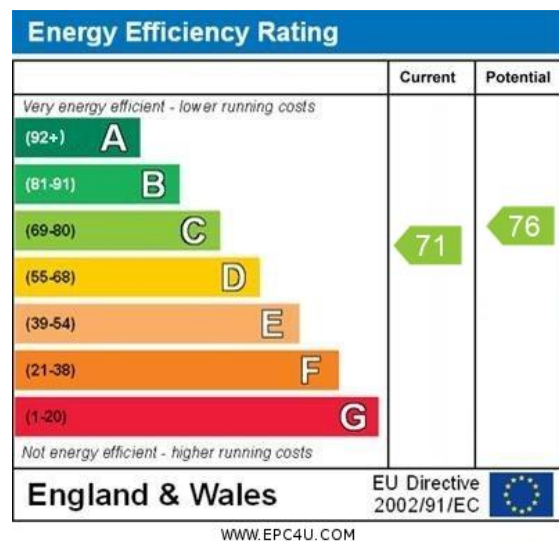
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

Estate Agencies



Chester Street | Barrow-in-Furness | LA14 4AL

Asking Price £175,000

- Semi-Detached Family Home
- Sought After Location
- Spacious Living Accommodation
- Hall, Open Plan Lounge/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- CH, DG Off Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band A





door/window, radiator and door to kitchen

Property Description

We are pleased to bring to the market this spacious semi-detached family home in the popular residential area, close to local schools, transport links, etc. The property comprises of entrance hallway open plan lounge, dining room, fitted kitchen, 3 bedrooms and bathroom. The property benefits from central heating (installed June 2023) double-glazing, off-road parking leading to the garage, easy maintenance front and rear gardens. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/agents.glory.form>

FRONTAGE

Off road parking - access gate to rear, easy maintenance front garden with fenced lawned garden area with plants/shrubs and double-glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, double glazed window, borrowed window and door to

LOUNGE

13' 1" x 11' 4" (4.01m x 3.47m) Double glazed window, radiator, feature fire surround with fire, borrowed window, beamed ceiling and open to

DINING ROOM

9' 0" x 10' 9" (2.76m x 3.28m) Double glazed

KITCHEN

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

LANDING

Double glazed window, double door storage, access to loft and doors to

BEDROOM 1

10' 5" x 12' 9" (3.18m x 3.91m)

Double glazed window and radiator

BEDROOM 2

10' 3" x 11' 1" (3.14m x 3.40m)

Double glazed window and radiator

BEDROOM 3

6' 9" x 8' 11" (2.06m x 2.74m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3-piece white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with telephone mixer taps, shower head, tiled walls and panelled ceiling

GARAGE

Up and over door and double glazed window

GARDEN

Rear enclosed easy maintenance paved seating area,

plants/shrubs 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 Plus VAT **This is non refundable once the AML check has been carried out**

