



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

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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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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



Cross Street | Barrow-in-Furness | LA14 2JR

Asking Price £75,000

- Calling All Landlords/Property Developers
- Mid Terrace Property
- Popular Location
- Lounge, Kitchen/Diner
- Utility Room
- 2 Bedrooms
- Shower Room
- CH, DG Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all landlords/property developers! We are bringing to the market this mid terrace property in a popular residential area close to the town centre, schools, transport links and local employers BAE. The property comprises of lounge, kitchen/diner, utility room, 2 bedrooms and a shower room. The property benefits from central heating, double glazing, enclosed rear yard. The property would suit a variety of buyers, also an ideal addition to a rental portfolio it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/banana.either.spins>

FRONTAGE

Double glazed door to

LOUNGE

Double glazed window, radiator, feature fireplace with coal effect fire, built in storage cupboard, dado rail, door to stairs and first floor and door to

KITCHEN/DINER

Double glazed window, fitted wall base drawer units with worktops to compliments, inset stainless steel unit with mixer taps, integrated oven, 4-ring hob with extractor over, understairs storage, tiled flooring and door to

UTILITY ROOM

Double glazed door to rear yard, double glazed window, fitted wite wall base drawer units with worktops to compliment, circular stainless-steel sink with mixer taps, plumbing for washer, tiled walls, tiled flooring, boiler and doors to

BEDROOM 1

11' 7" x 12' 5" (3.55m x 3.80m)

Double glazed window, radiator, access to loft with pull-down ladder

LOFT AREA

Has power/light

BEDROOM 2

12' 4" x 12' 4" (3.77m x 3.76m)

Double glazed window, radiator and door to

BATHROOM

Double glazed frosted window, radiator, recently fitted shower room with low level WC, pedestal hand wash basin with mixer taps, full length walk-in shower unit with doubled headed shower, part panelled walls and part tiled walls

YARD

Rear enclosed yard with 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

