

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

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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.



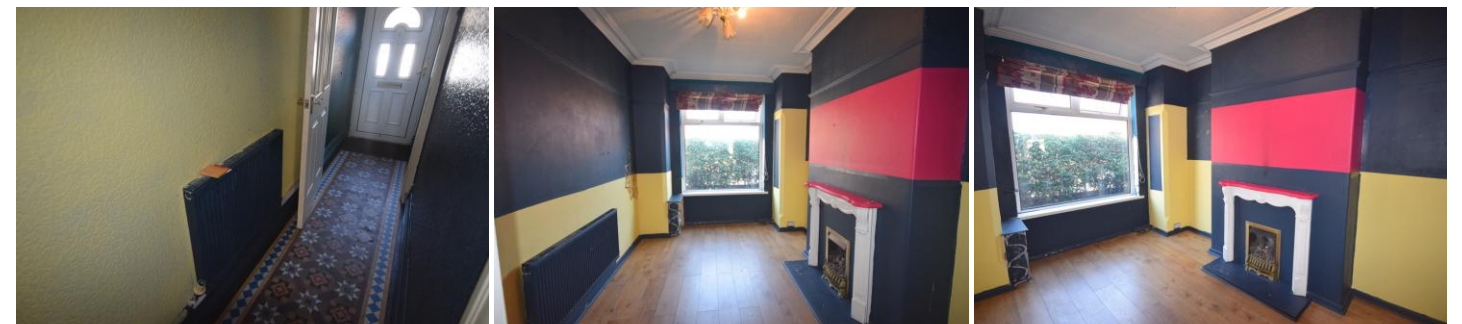
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Ramsden Dock Road | Barrow-in-Furness | LA14 2TN Asking Price £109,950

- Forecourt Mid Terrace Property
- Popular Residential Area
- Hallway, Lounge, Dining Room
- Kitchen
- 3 Bedrooms, Bathroom
- CH, DG, Rear Yard
- Garage
- Suit A Variety Of Buyers
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Landlord/Property Investors!

We are pleased to bring to the market this spacious forecourt family home on the popular residential area on Barrow Island, close to local amenities, transport links, school and local employer BAE. The property comprises of vestibule, hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom. The property would suit a variety of buyers, as its size would be ideal for families, or with planning a HMO. It is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Ramsden Dock Road, is on Barrow Island, just of Michaelson Road

<https://what3words.com/looks.axed.method>

FRONTAGE

Access gate to forecourt area and double-glazed door to

VESTIBULE

Feature tiled flooring, coved ceiling and door to

ENTRANCE HALL

Feature tiled flooring, radiator, stairs to first floor, coved ceiling and door to

LOUNGE

9' 7" x 13' 11" (2.94m x 4.26m)

Double glazed window, radiator, laminate flooring, dado rail, coved ceiling with ceiling rose, feature fireplace with coal effect fire

DINING ROOM

10' 3" x 14' 11" (3.14m x 4.56m)

Double glazed window, laminate flooring, picture rail, feature fireplace, open to the lounge and door to

KITCHEN

Double glazed windows, 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, plumbing for washer, tiled splash, tiled flooring and understairs storage

LANDING

Spindle balustrade, access to the loft, built-in storage cupboard and doors to

BEDROOM 1

11' 11" x 13' 3" (3.65m x 4.06m)

Double glazed window, radiator and picture rail

BEDROOM 2

15' 0" x 7' 9" (4.58m x 2.38m)

Double glazed window and radiator

BEDROOM 3

7' 11" x 7' 9" (2.43m x 2.38m) Double glazed window, radiator and built-in storage

BATHROOM

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

GARAGE

7' 10" x 15' 8" (2.39m x 4.80m)

Up/Over door, double glazed frosted window, double glazed door to the yard and power/light

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 **

