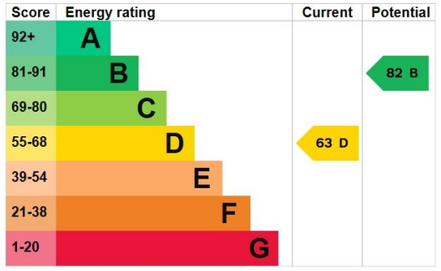
Lucy Boardman (Formerly Lloyds Bank) -

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

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

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.

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Mon – Fri 9am – 5pm
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









Rawlinson Street | Barrow-in-Furness | LA14 2DU

Asking Price £59,950

- Mid-Terrace Property
- Popular Residential Area
- Updating And Modernising Required
- Hall, Lounge, Dining Room
- Kitchen
- Mostly DG, CH
- Rear Yard With Covered Area
- Good Addition To Rental Market
- Vacant Possession
- Council Tax Band A





Property Description

Calling all property developers/landlords!

We are bringing to the market this mid-terrace property in the popular residential area close to local amenities, transport links, schools and close to local employer BAE.

The property is in need of modernising and the current vendor has been doing some work which needs finishing off.

The property comprises of entrance hallway, lounge, dining room, kitchen, 2 bedrooms and a shower room. The property benefits from central heating, mostly double-glazing and a rear yard with a covered area/workshop and a outside cloaks/WC store.

The property is being sold with vacant possession, it would suit a variety of buyers and a good addition to the rental portfolio.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Rawlinson Street is off Salthouse Road close to local amenities, transport links, schools and local employer BAE.

https://what3words.com/claims.formal.shelf

FRONTAGE

Door to

ENTRANCE HALL

Stairs to first floor, radiator and doors to

LOUNGE

12' 3" x 11' 8" (3.75m x 3.56m)

Double glazed window, radiator, understairs storage and door to kitchen

DINING ROOM

8' 7" x 9' 1" (2.62m x 2.78m)

Double glazed window, radiator, wall mounted fire, built-in storage cupboard

KITCHEN

Double glazed window, double glazed door, fitted cream wall base drawer units (not finished) with worktops to compliment, inset black sink with mixer taps

LANDING

doors to

BEDROOM 1

9' 8" x 11' 11" (2.95m x 3.65m)

Double glazed window, built-in storage cupboard and built-in storage/shelving

BEDROOM 2

11' 6" x 11' 11" (3.52m x 3.64m)

Double glazed window, radiator, part panelled walls, boiler and door to en-suite bathroom

STORAGE

Over-stairs storage cupboard, giving access to the loft

BATHROOM OFF BEDROOM

Double glazed frosted window, wet-room style shower room, with low level WC, hand wash basin with taps/vanity unit, wall mounted shower, part panelled walls and wet room style flooring

YARD

Access gate, covered area for storage/workshop, outside cloaks/WC and storeroom

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 **



