



**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](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto: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.



**Dundas Street | Barrow-in-Furness | LA14 5RP**

**Asking Price £79,950**

- Well Presented Mid-Terrace Property
- Popular Location
- Suit A Variety Of Buyers
- Hallway, Open Plan Lounge, Dining Room
- Fitted Kitchen
- 2 Bedrooms
- Spacious Shower Room
- Double Glazing, Rear Yard
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well presented mid-terrace property in the popular residential area, close to local amenities, transport links, schools, etc. The property would suit a variety of buyers and is also an ideal addition to a rental portfolio. The property comprises of an entrance hallway giving access to the open plan lounge, dining room, kitchen, 2 bedrooms and a spacious fitted shower room. The property benefits from double glazing and a rear yard with an outside cloaks/W.C, it is also being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/avoid.dunes.useful>

### FRONTAGE

Double glazed door to

### ENTRANCE HALLWAY

Laminate flooring, stairs to first floor and a door to

### LOUNGE

11' 1" x 10' 5" (3.38m x 3.20m)

Double glazed window, wall mounted fire, open to dining room

### DINING ROOM

10' 7" x 12' 5" (3.25m x 3.79m)

Double glazed window, wall mounted fire, open to lounge, door to kitchen

### KITCHEN

Double glazed window, double glazed door, fitted wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumb for washer, tiled splash and understairs storage

### LANDING

Metal ornate balustrade, storage cupboard and doors to

### BEDROOM 1

10' 9" x 14' 0" (3.29m x 4.27m)

Double glazed window, wall mounted gas heater

### BEDROOM 2

12' 8" x 6' 2" (3.88m x 1.89m)

Double glazed window, built in storage cupboard

### BATHROOM

Double glazed frosted window, white suite with low level W.C with hand wash basin, mixer taps/vanity unit, large shower cubicle with shower, paneled walls, radiator and a paneled ceiling

### YARD

With paved seating area, outhouse cloaks/W.C

### VIEWING

Key accompanied

Draft particular subject to client approval

## AGENT 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\*\*

