



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

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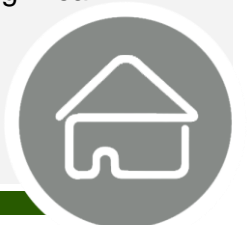
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Dominion Street | Barrow-in-Furness | LA14 3BP

Asking Price £125,000

- Stunning Mid Terrace Property
- Popular Location On Walney
- Renovated By The Current Vendor Throughout
- Spacious Lounge, Open Plan Staircase
- L-Shaped Modern Fitted Kitchen/Diner
- 2 Bedrooms
- Modern Fitted 4-Piece Suite Bathroom
- CH, DG, Rear Yard With Seating Area
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in the popular residential area on Walney, close to local amenities, transport links, coastal beaches and local employers BAE. The property has been fully renovated throughout by the current vendor to a high standard. The property comprises of a spacious lounge with open plan stairs, leading to the first floor. Stunning L-shaped kitchen/diner with coloured units with newly fitted appliances, 2 bedrooms and a modern fitted 4-piece suite bathroom. The property benefits from central heating, boiler installed 2024, double glazing and a rear yard with seating area. The property is being sold with vacant possession and is in ready to move in condition.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/pace.banana.league>

FRONTAGE

Double glazed door

LOUNGE

12' 3" x 15' 8" (3.74m x 4.80m)

Feature laminate flooring with open staircase, radiator and door to

L-SHAPED KITCHEN/DINER

12' 4" x 16' 9" (3.76m x 5.13m)

Double glazed windows, double glazed door to the rear, radiator, recently fitted coloured wall base drawer units with worktops to compliment, inset black sink with mixer taps to compliment, inset black sink with mixer taps, integrated oven, vendor expressed all appliances are new when fitted, double 4-ring hob with extractor over, dishwasher, washing machine, laminate flooring, tiled splash, ceiling spotlight and wood effect feature wall

LANDING

Access to the loft, storage cupboards and doors to

BEDROOM 1

12' 3" x 12' 6" (3.74m x 3.82m)

Double glazed window, radiator and open fireplace

BEDROOM 2

7' 2" x 9' 3" (2.20m x 2.82m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, modern fitted new 4-piece suite, extractor, low level WC, pedestal hand wash basin with black mixer taps, double ended panel enclosed bath with black central mixer taps, corner shower cubicle with waterfall shower head, tiled walls, tiled flooring, radiator towel rail and strip lighting

YARD

Access gate and seating area

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**

