



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.



Devon Street | Barrow-in-Furness | LA13 9PZ

Asking Price £70,000

- Calling All Landlords/Property Developers
- Forecourt Mid Terrace Property
- Popular Residential Area
- In Need Of Full Renovation
- Hall, Lounge, Dining Room
- Kitchen, GF Shower Room
- 3 Bedrooms
- DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Property Developers!

We are pleased to bring to the market this forecourt mid terrace property in the popular residential area, close to local schools, amenities, transport links, schools, etc. The property has been empty for sometimes, so it's in need of fully updating and renovating. The property comprises of entrance hall, leading to the lounge, dining room, kitchen, ground floor shower room, 3 bedrooms to the first floor. The property benefits from entrance porch with double glazed sliding door, double glazed windows and a rear yard. Viewing is essential to see the work required, also appreciate the size of the property on offer, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/assets.shape.trip>

FRONTAGE

Access gate to forecourt garden area, double glazed sliding door to porch area, double glazed window and door to

ENTRANCE HALL

stairs to first floor and door to

LOUNGE

15' 11" x 11' 7" (4.86m x 3.55m) Double glazed window, stone effect fireplace, laminate flooring and door to

DINING ROOM

7' 10" x 14' 11" (2.41m x 4.55m)

Double glazed window, laminate flooring and door to

KITCHEN

Double glazed window, fitted wall, base drawer units with worktops to compliment, stainless steel sink with taps, 5-ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring, open to rear hall area

REAR HALL

Double glazed door to rear yard and door to ground floor bathroom

BATHROOM

Double glazed window, 3-piece suite low level WC, pedestal hand wash basin with taps and corner shower cubicle

LANDING

Access to loft and doors to

BEDROOM 1

10' 8" x 14' 7" (3.27m x 4.47m)

Double glazed window and built-in cupboard

BEDROOM 2

10' 7" x 7' 7" (3.24m x 2.32m)

Double glazed window

BEDROOM 3

7' 1" x 7' 5" (2.18m x 2.28m)

Double glazed window

GARAGE

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

