

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		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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
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Agencies



Marsh Street | Barrow-in-Furness | LA14 2BZ

Asking Price £125,000

Stunning Mid-Terrace Property

Renovated And Decorated By Current

Vendor

Ready To Just Move Into

Open Plan Lounge, Dining Area, Kitchen

3 Bedrooms

Family Bathroom

CH, DG, Rear Yard With Seating
Area

Excellent Living Accommodation

Viewing Highly Recommended

Council Tax Band A





Property Description

Stunning mid-terrace property in the popular residential area close to local amenities, transport links, schools and town centre. The property has been renovated/decorated by the current vendor which definitely has the wow factor and really stands out from other properties around. The property comprises of vestibule leading to open plan lounge, dining area and a fitted kitchen with centre spindle staircase. To the first floor, the property boasts excellent accommodation with 3 bedrooms and a fitted white bathroom suite. The property benefits from central heating, double glazing, stunning decoration throughout and an easy maintenance rear yard with a raised decked seating area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/amount.pushy.relay>

FRONTAGE

Double glazed door to

VESTIBULE

Door to

OPEN PLAN LOUNGE/DINING ROOM

13' 3" x 10' 10" (4.05m x 3.32m) Double glazed window, feature fire surround with electric fire, laminate flooring, central spindle staircase, a radiator

and open to

OPEN PLAN LOUNGE/DINING ROOM

11' 10" x 13' 8" (3.63m x 4.19m) Double glazed window, tiled flooring and a radiator

OPEN PLAN KITCHEN

Double glazed window, double glazed door, fitted cottage style cream wall and base drawer units with work tops to compliment, inset Belfast style sink unit with mixer taps, Smeg oven with Smeg 4 ring hob, tiled splash, plumb for washer, glass display unit and a spotlight ceiling

BEDROOM 1

10' 5" x 13' 6" (3.18m x 4.13m) Double glazed window and a radiator

BEDROOM 2

7' 4" x 10' 1" (2.26m x 3.08m) Double glazed window and a radiator

BEDROOM 3

8' 1" x 6' 10" (2.47m x 2.09m) Double glazed window and a radiator

BATHROOM

3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/shower over, tiled splash, spotlight ceiling and a radiator

YARD

Raised decked seating area, 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 **

