

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.

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



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Marsh Street | Barrow-in-Furness | LA14 1BQ

Asking Price £95,000

- Well Presented Mid-Terrace Property
- Popular Residential Area
- Ready To Move Into
- Lounge, Fitted Kitchen/Diner
- GF Recently Fitted Bathroom
- 2 Double Bedrooms
- CH, DG, Rear Yard
- Suits A Variety Of Buyers
- Vacant Possession
- Council Tax Band A





Property Description

Calling all first-time buyers and property developers. We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area close to local amenities, transport links, town centre and local employer BAE.

The property is ready to move into as the current vendor has renovated throughout.

The property comprises of lounge, fitted kitchen/diner, ground floor bathroom and 2 double bedrooms.

The property benefits from central heating, double-glazing and a rear yard.

Viewings are highly recommended to appreciate size and standard on offer; it is also being sold with vacant possession.

SERVICES

Gas, water, electric, telephone, drainage.

LOCATION

Marsh Street is off Salthouse Road, close to local amenities, transport links and BAE.

<https://what3words.com/bother.lush.lend>

FRONTAGE

Double-glazed door to.

LOUNGE

11' 11" x 13' 2" (3.64m x 4.02m)

Double-glazed window, radiator, storage cupboard, laminate flooring, stairs to first floor and door to.

KITCHEN/DINER

Double-glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, laminate flooring, radiator, borrowed window and door to.

REAR HALL

Double-glazed door borrowed window and door to.

GROUND FLOOR BATHROOM

Double-glazed frosted window, white 3-piece low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head, tiled splash and boiler.

BEDROOM 1

12' 3" x 13' 1" (3.74m x 4.00m)

Double-glazed window, radiator and storage cupboard with access to loft.

BEDROOM 2

9' 6" x 13' 2" (2.92m x 4.03m)

Double-glazed window and radiator.

REAR YARD

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 Plus VAT **This is non-refundable once the AML check has been carried out**

