

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.



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

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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Harrison Street | Barrow-in-Furness | LA14 1JF

Asking Price £79,950

- Mid Terrace Property
- Town Centre Location
- Suite A Variety Of Buyers
- Hallway, Lounge, Dining Room
- Spacious Kitchen
- 3 Bedrooms
- Shower Room, CH, DG
- Rear Yard
- Vacant Possession
- Council Tax Band A



Property Description

We are pleased to bring to the market this mid terrace property in the popular residential area close to the town centre, local employer BAE, transport links and schools etc. The property comprises of entrance hallway, lounge, dining room, kitchen, 3 bedrooms and a shower room. The property benefits from central heating, double glazing and rear yard. The property would suit a variety of buyers, however updating is required and is reflected in the asking price, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, telephone, Drainage

LOCATION

<https://what3words.com/flags.when.eager>

FRONTAGE

Double glazed door to

VESTIBULE

Coved ceiling and open to

ENTRANCE HALL

Stairs to 1st floor, radiator, borrowed frosted window, coved ceiling and door to

LOUNGE

14' 4" x 11' 8" (4.39m x 3.56m)

Double glazed window, radiator, stone effect fireplace with fire, under stairs storage, door to dining room and door to kitchen

DINING ROOM

12' 1" x 13' 5" (3.69m x 4.09m)

Double glazed window, stone effect fireplace with fire, borrowed frosted window, dado rail, coved ceiling and doors to lounge

KITCHEN

8' 4" x 13' 7" (2.56m x 4.15m)

Double glazed window, double glazed door to rear, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, integrated oven, 4-ring hob with extractor over, tiled splash and tiled flooring

LANDING

Spindle staircase, radiator, balustrade, double glazed Velux window and doors to

BEDROOM 1

16' 0" x 13' 3" (4.89m x 4.04m)

Double glazed window, wall mounted fire and coved ceiling

BEDROOM 2

14' 9" x 9' 5" (4.51m x 2.89m)

Double glazed window and radiator

BEDROOM 3

8' 8" x 7' 11" (2.65m x 2.43m)

Double glazed window, radiator and laminate flooring

BATHROOM

Double glazed frosted window, radiator, 3-piece suite low level WC, hand wash basin with mixer taps/vanity unit, corner shower cubicle with shower, panelled walls and panelled ceiling

YARD

Access gate, paved area and water tap

AGENCY NOTE

n 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

