



**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		82 B
69-80	C		
55-68	D	65 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.



#### 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

**Vengeance Street | Barrow-in-Furness | LA14 3BY**

**Asking Price £125,000**

- Well Presented Terrace Property
- Popular Residential Area On Walney
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- GF, Shower Room
- 3 Bedrooms, Family Bathroom
- CH, DG, Rear Yard With Ouhouse
- Viewing Recommended
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well-presented terrace property in the popular residential area on Walney, close to local amenities, transport links, schools and coastal beaches. The property comprises off entrance hall area, giving access to spacious lounge, fitted kitchen/diner, ground floor rear hall, giving access to the shower-room, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear yard with paved area, outhouse/store. Viewings are highly recommended and it's being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/maple.venues.return>

### FRONTAGE

Double glazed door

### ENTRANCE HALL

Stairs to first floor, radiator and door to

### LOUNGE

**12' 9" x 14' 3" (3.91m x 4.35m)**

Double glazed window, radiator, feature fire surround with pebble effect electric fire, understairs storage, coved ceiling and door to

### KITCHEN/DINER

**16' 9" x 9' 5" (5.13m x 2.89m)**

Double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink, 1 1/2 bowl with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, tiled flooring and door to

### REAR HALL

Double glazed door to rear, door to ground floor, tiled flooring and shower room

### GF SHOWER ROOM

Radiator/towel rail, double glazed frosted window, low level WC, pedestal hand wash basin with mixer taps, walk-in shower cubicle with double headed shower, tiled splash and tiled flooring

### LANDING

Access to loft and doors to

### BEDROOM 1

**9' 3" x 10' 11" (2.83m x 3.34m)**

Double glazed window, built-in wardrobes, vanity unit/drawers

### BEDROOM 2

**11' 0" x 5' 5" (3.37m x 1.67m)**

Double glazed window, built-in storage/drawer units

### BEDROOM 3

**9' 9" x 7' 2" (2.98m x 2.20m)**

Double glazed window, radiator, built-in wardrobes/storage

### BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with shower over, storage cupboard (boiler) tiled splash

### YARD

Enclosed rear yard with paved seating area, outhouse/store and 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

