



**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	63 D	
39-54	E		
21-38	F		
1-20	G		

#### 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.



### Old Roose | Barrow-in-Furness | LA13 0ET

Asking Price £169,950

- Well Presented Mid Terrace Cottage
- Popular Location In Roose
- Lounge/Diner
- Modern Fitted Coloured Kitchen With Appliances
- 2 Bedrooms
- Modern Fitted Shower Room
- CH, DG Easy Maintenance Courtyard
- Pleasant Front Garden With Seating Area
- Viewing Highly Recommended
- Council Tax Band A





## Property Description

We are delighted to bring to the market this mid-terrace cottage in the popular location of Old Roose, close to local amenities, transport link, including local train station, popular public house and eatery (The Ship) The property has been renovated throughout, tastefully decorated and maintained by the current vendor. The property comprises of entrance vestibule leading to a lounge/diner, modern fitted sage green colour fitted kitchen with built-in appliances, 2 bedrooms and a modern black/white fitted shower room. The property benefits from central heating, double glazing and a boarded loft room with power/light, easy maintenance front garden with pleasant seating area, rear communal courtyard with access area. Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

The row off cottages is off Yarlside Road behind The Ship, public house, it's called Old Roose

<https://what3words.com/speeds.ideal.mash>

### FRONTAGE

Easy maintenance front garden with paved seating area, with plants/shrubs and double-glazed door to

### VESTIBULE

Laminate flooring and door to

### LOUNGE

double glazed window, feature fireplace with tiled hearth, opening for a fire, understairs storage and door to

### KITCHEN

Double glazed window, radiator, double glazed door to rear, fitted sage green wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring with extractor over, integrated fridge/freezer, wine rack, plumbing for washer; laminate flooring, ceiling spotlights and stairs to first floor.

### LANDING

Doors to

### BEDROOM 1

Double glazed window and radiator

### BEDROOM 2

Double glazed window, radiator and door to the loft room

### LOFT ROOM

Double glazed Velux window, power/light

### BATHROOM

White fitted 3-piece suite, radiator, low level WC, hand wash basin with mixer taps/vanity unit, corner shower cubicle with double headed shower, tiled splash, part panelled walls, ceiling spotlights and borrowed frosted window

### COURTYARD

Paved rear courtyard with communal access

### 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\*\*

