

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		76 C
55-68	D	59 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



Methuen Street | Barrow-in-Furness | LA14 3PR

Asking Price £124,950

- Well Presented Terrace Property
- Popular Residential Area On Walney
- Ready To Move In Condition
- 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms, Family Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all first-time buyers!

We are pleased to bring to the market this well-presented and tastefully decorated mid-terrace property in the popular residential area in Walney, close to local amenities, transport links, popular schools, coastal beaches and local employer BAE.

The property comprises of vestibule, lounge, dining room, fitted kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double-glazing and a rear enclosed yard with outhouse/WC.

The property is ready to move in condition, and it is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Methuen Street is located off Powerful Street on Walney, close to local amenities and transport links.

<https://what3words.com/opera.many.format>

FRONTAGE

Double-glazed door to vestibule.

LOUNGE

12' 11" x 12' 10" (3.96m x 3.93m)

Double-glazed window, radiator, feature fireplace with coal effect fire, coved ceiling, hall, stairs to first floor and door to.

DINING ROOM

10' 3" x 12' 9" (3.14m x 3.90m)

Double-glazed door to rear, radiator, under stairs storage, coved ceiling and door to.

KITCHEN

Double-glazed window, radiator, 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, laminate flooring and panelled ceiling.

LANDING

Radiator and doors to.

BEDROOM 1

13' 1" x 13' 3" (3.99m x 4.06m)

Double-glazed window, radiator and storage cupboard.

BEDROOM 2

10' 3" x 6' 11" (3.13m x 2.12m)

Double-glazed window, radiator and storage cupboard for boiler.

BATHROOM

Double-glazed frosted window, radiator, 3-piece low-level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, panelled walls and panelled ceiling.

YARD

Outhouse/store, access gate and outside cloaks/WC.

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 **

