



**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.



**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.



**Parry Street | Barrow-in-Furness | LA14 5TF**

**Asking Price £74,950**

- Calling All Landlords/Property Developers
- Popular Residential Area
- Open Plan Lounge, Dining Room
- Fitted Kitchen
- Utility Room
- 2 Double Bedrooms
- Shower Room/Wet Room
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





## Property Description

Calling all landlords, property developers!

We are pleased to bring to the market this mid-terrace property in the popular residential area off Bath Street, close to local amenities, transport links, schools etc. The property comprises of open plan lounge, dining area with open plan staircase in the middle of the rooms, fitted kitchen, utility room, 2 double bedrooms and a shower room/wet room. The property benefits from central heating, double glazing and a yard. The property would suit a variety of buyers including the rental market, which would be an ideal addition to the rental portfolio, it's also being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/puzzle.treat.member> - Parry Street is just off Bath Street, close to Duke Street, Nelson Street area.

### FRONTAGE

Double glazed door

### LOUNGE

**11' 6" x 14' 0" (3.51m x 4.29m)**

Double glazed window, feature fireplace with fire, open staircase and door to the kitchen

### DINING ROOM

**14' 4" x 9' 7" (4.39m x 2.93m)**

Double glazed window, built-in storage cupboard, central pine effect staircase to the first floor and open to

### KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, cooker point, tiled splash and double-glazed door to

### UTILITY ROOM

**7' 7" x 6' 11" (2.32m x 2.11m)**

Double glazed frosted window, door to rear, plumbing for washer, worktops (boiler)

### LANDING

Open staircase to the first floor and doors to

### BEDROOM 1

**9' 4" x 12' 10" (2.86m x 3.93m)**

Double glazed window, radiator, storage cupboard and built-in shelving

### BEDROOM 2

**14' 3" x 11' 3" (4.35m x 3.45m)**

Double glazed window, radiator, floorboard style flooring and door to

### BATHROOM

Double glazed frosted window, radiator, white low-level WC, pedestal hand wash basin with taps, wall mounted shower, panelled walls, wet room style flooring and panelled ceiling

### 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 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

