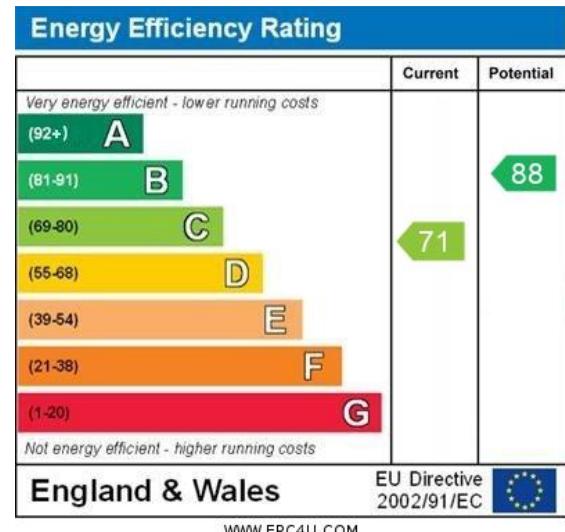


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**ROSS** Estate Agencies

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings

#### 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.

# ROSS

## Estate Agencies



**Worcester Street | Barrow-in-Furness | LA13 9RT**

**Asking Price £79,950**

- Ideal Addition To A Rental Portfolio
- Popular Residential Area
- Forecourt Mid Terrace Property
- Vestibule, Lounge
- Kitchen/Diner
- Rear Hall, GF Shower Room
- 2 Bedrooms, Cloaks/WC
- 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 forecourt mid terrace property in the popular residential area, off Risedale Road, close to local amenities, transport links, schools and Barrow Park. The property comprises of vestibule, lounge, kitchen/diner, rear hall area, giving access to the ground floor shower room, 2 bedrooms to the first floor with a cloaks/WC. The property benefits from central heating, double glazing, rear enclosed yard. The property would be an ideal addition to the rental market and is also being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/walks.lowest.events>

### FRONTAGE

Access gate to forecourt paved area and double glazed door to

### VESTIBULE

Door to

### LOUNGE

**12' 0" x 12' 4" (3.68m x 3.78m)**

Double glazed window, radiator, storage cupboard, picture rail, stairs to first floor and door to

### KITCHEN/DINER

Double glazed window, fitted wall and base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated oven, 4-ring hob, breakfast bar, plumbing for washer, understairs storage, tiled splash and door to

### REAR HALL AREA

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

### GROUND FLOOR BATHROOM

Double glazed window, radiator, low level WC, pedestal hand wash basin with taps, wall mounted double headed shower, wet room style flooring and part panelled walls

### BEDROOM 1

**12' 0" x 12' 6" (3.67m x 3.83m)** Double glazed window, radiator and over stairs storage cupboard

### BEDROOM 2

**9' 3" x 8' 10" (2.83m x 2.70m)**

Double glazed window, radiator and boiler

### CLOAKS/WC

Double glazed frosted window, low level WC, floating hand wash basin with taps and tiled splash

### YARD

Access gate to paved area

### 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 \*\*

