



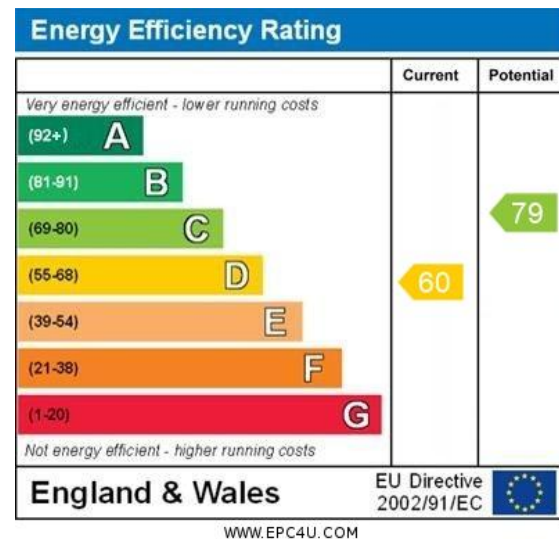
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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



**Holker Street | Barrow-in-Furness | LA14 5RT**

**Asking Price £169,950**

- Forecourt Mid Terrace Property
- Popular Residential Area
- Hall, Bay Window Lounge
- Dining Room, Fitted Kitchen/Diner
- 3 Bedrooms
- Family 4-Piece Suit
- CH, DG, Rear Yard
- Vacant Possession
- Spacious Yard
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well-presented forecourt mid-terrace property in the popular residential area close to local amenities, transport links, schools etc. The property comprises of entrance hallway, bay window lounge, dining room, fitted kitchen/diner, 3 bedrooms and a 4-piece family bathroom suite. The property benefits from central heating, double glazing, spacious rear yard with seating area. The property would suit a variety of buyers and is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/shares.media.upon>

### FRONTAGE

Access gate to forecourt paved area

### VESTIBULE

Feature tiled flooring, door to lounge and coved ceiling

### ENTRANCE HALL

Feature tiled flooring, radiator, stairs to first floor, door to dining room and coved ceiling

### LOUNGE

**11' 3" x 14' 10" (3.45m x 4.53m)**

Double glazed bay window, radiator, wall mounted fire and coved ceiling

### DINING ROOM

**13' 6" x 11' 7" (4.12m x 3.55m)**

Double glazed window, radiator, open feature stone/fireplace area with lights, coved ceiling, understairs storage and archway to

### KITCHEN/DINER

**17' 3" x 9' 4" (5.27m x 2.87m)**

Double glazed windows, double glazed patio doors, fitted white high shine wall base drawer units with worktops to compliments, inset white 1 1/2 bowl with mixer taps, integrated double oven, 5-ring hob with extractor over, plumbing for washer, wine rack and breakfast bar

### LANDING

Steel/wood feature balustrade, radiator, access to the loft with pull-down ladder and doors to

### BEDROOM 1

**11' 8" x 12' 7" (3.58m x 3.86m)**

Double glazed double door window, fitted full length high shine wardrobe with 2x3 drawer units

### BEDROOM 2

**9' 6" x 13' 4" (2.90m x 4.07m)**

Double glazed window and radiator

### BEDROOM 3

**9' 0" x 7' 3" (2.76m x 2.22m)**

Double glazed window, radiator and laminate flooring

### BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed jet style bath with central mixer taps/shower head corner, corner shower cubicle with shower, tiled splash, tiled flooring, panelled ceiling with spotlights

### YARD

Enclosed rear yard with feature paved seating area, access gate and water tap

### 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 \*\*

