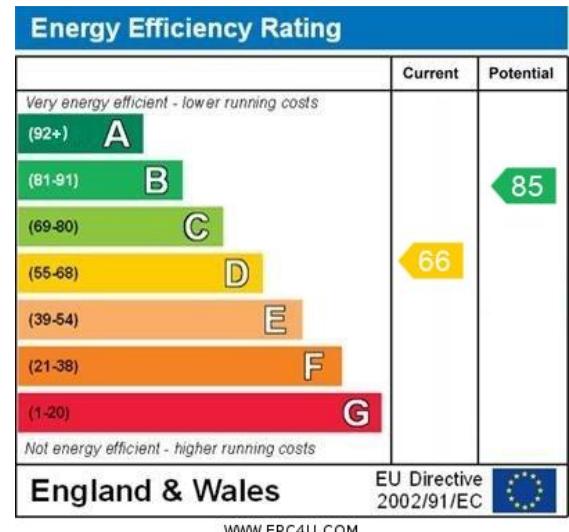


Lucy Boardman (Formerly Lloyds Bank) -

**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



**Dominion Street | Barrow-in-Furness | LA14 3BP**

**Asking Price £114,950**

- Well Presented Mid Terrace Property
- Popular Residential Area
- Tastefully Decorated Throughout
- Vestibule, Lounge
- L-Shaped Fitted Kitchen/Diner
- 2 Bedrooms
- Family Bathroom
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well presented and tastefully decorated throughout mid-terrace property in the popular residential area on Walney, close to local employer BAE and lovely coastal beaches. The property comprises of vestibule, lounge, spacious L-shaped kitchen/diner with patio doors to rear, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and a rear yard, it's ready to move into condition and being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/bleak.scam.trains>

### FRONTAGE

Double glazed door, borrowed frosted window and door to

### LOUNGE

**12' 4" x 12' 4" (3.77m x 3.77m)**

Double glazed window, radiator, feature fire surround with fire, stairs to first floor, understairs storage, borrowed frosted window and door to

### L-SHAPED KITCHEN/DINER

**12' 1" x 16' 9" (3.70m x 5.12m)**

Double glazed patio doors, double glazed window with double skylight style window, fitted white 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 and tiled splash

### LANDING

Access to the loft, 2 radiators and doors to

### BEDROOM 1

**12' 4" x 11' 0" (3.78m x 3.36m)**

Double glazed window, radiator and built-in double door wardrobe

### BEDROOM 2

**9' 2" x 7' 3" (2.81m x 2.23m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, radiator, white 3-piece suite low level WC, with pedestal hand wash basin with mixer taps, panelled enclosed bath with shower over, storage cupboard (boiler) part panelled walls and ceiling spotlight

### YARD

Rear yard with 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 \*\*

