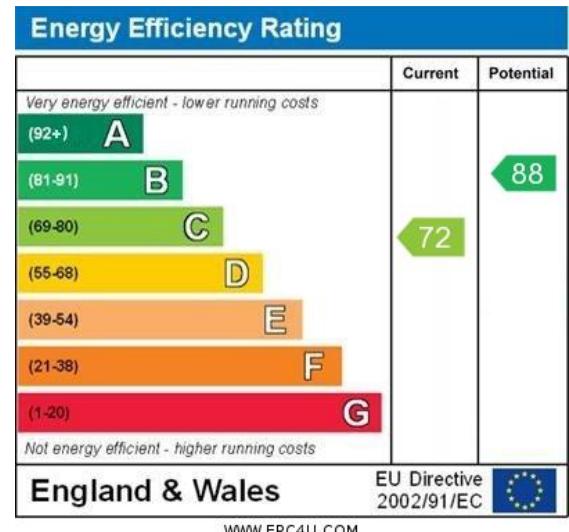


Lucy Boardman (Formerly Lloyds Bank) -

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

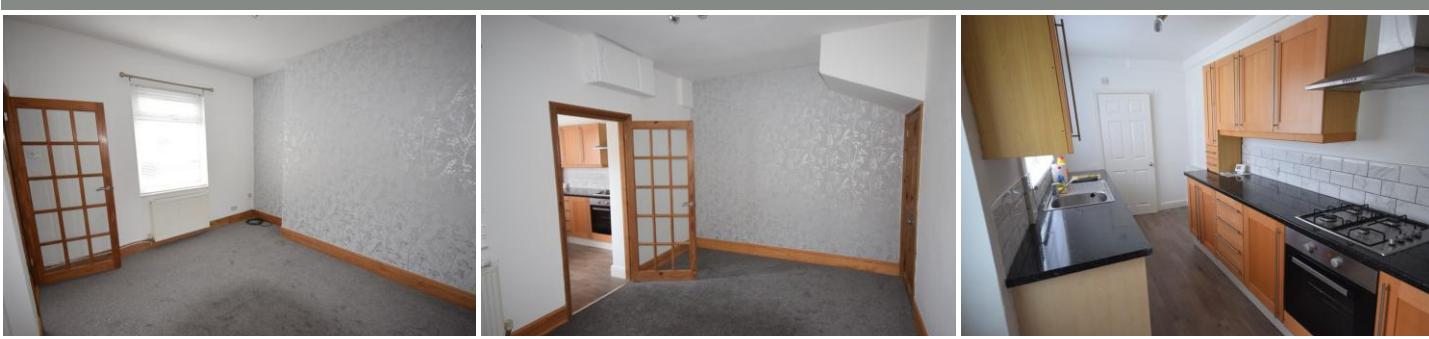


Hastings Street | Barrow-in-Furness | LA14 3LG

Asking Price £125,000

- Well Presented Mid-Terrace Property
- Tastefully Decorated Throughout
- Spacious Lounge, Dining Room
- Utility Area
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating, UPVC Double Glazing
- Enclosed Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Well presented mid-terrace property in the popular location on Walney Island close to local amenities, transport links, local schools, beaches and BAE. The property comprises of entrance hallway, spacious lounge open to dining room, extended kitchen with utilities at the rear, 2 double bedrooms and family bathroom. The property benefits from gas central heating, double glazing and rear yard. The property is well presented and tastefully decorated throughout and is ready to walk in condition, its also being sold with vacant possession.

SERVICES

Gas, electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/bumps.claps.unable>

FRONTAGE

Double glazed door to entrance hall.

ENTRANCE HALL

Laminate flooring, stairs to first floor and a radiator.

LOUNGE

Double glazed window, open to dining room, radiator and TV point.

DINING ROOM

Double glazed window, under stairs storage, door to the kitchen and a radiator.

KITCHEN

Double glazed door, double glazed window, fitted wall and base drawer units with black work tops to compliment, inset stainless steel sink unit with mixer taps, plumbed for washing machine, inset oven, hob with extractor over, tiled splash area, laminate flooring and a radiator.

UTILITY ROOM

Double glazed window, tiled flooring, storage and shelving.

BEDROOM 1

Double glazed window, fitted wardrobes/hanging and a radiator.

BEDROOM 2

Double glazed window and a radiator.

BATHROOM

Frosted double glazed window, 3 piece suite, low level WC, hand wash basin with mixer taps, glass vanity unit, panel enclosed bath with taps/shower over, tiled walls, laminate flooring and sensor lighting.

YARD

Rear yard access gate, decked area 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

