

**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

16-18 Cavendish Street  
Barrow-In-Furness  
Cumbria  
LA14 1SB

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



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.



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

Mon – Fri 9am – 5pm  
Saturday 9am – 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)

Residential Sales Residential Lettings Commercial Sales & Lettings

# ROSS

## Estate Agencies



**Argyle Street | Barrow-in-Furness | LA14 2EL**

**Asking Price £89,950**

- Well Presented Mid-Terrace Property
- Popular Residential Area
- Suits A Variety Of Buyers
- Open Plan Lounge, Dining Room
- Fitted Kitchen
- 2 Good Size Bedrooms
- Spacious 4 Piece Bathroom
- CH, DG, L-Shaped Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all first-time buyers.

We are delighted to bring to the market this well-presented mid-terrace house in a popular residential area, close to local amenities, transport links, schools, local employer BAE and the town centre.

The property comprises of vestibule, open plan lounge, dining area, fitted kitchen, 2 good size bedrooms and a spacious 4-piece family bathroom.

The property benefits from central heating, double-glazing and a rear enclosed L-Shaped yard with outhouse/store.

The property has the added benefit of being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

<https://what3words.com/intro.marked.chain>

FRONTAGE

Double-glazed door to.

VESTIBULE

Laminate flooring, borrowed frosted window and door to.

LOUNGE

12' 7" x 13' 4" (3.85m x 4.07m)

Double-glazed door to rear, radiator, feature coal effect fire with fireplace, laminate flooring, coved ceiling and open to dining room.

DINING ROOM

13' 4" x 11' 5" (4.07m x 3.50m)

Double-glazed window, radiator, stairs to first floor, borrowed frosted window, laminate flooring, coved ceiling, storage cupboard and open to lounge.

KITCHEN

Double-glazed window, double-glazed doors, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for washer, tiled splash and tiled flooring.

LANDING

Balustrade, access to loft, radiator and doors to.

BEDROOM 1

13' 3" x 11' 8" (4.04m x 3.57m)

Double-glazed window, radiator, laminate flooring and spotlight ceiling.

BEDROOM 2

9' 0" x 12' 5" (2.75m x 3.79m)

Double-glazed window, radiator and laminate flooring.

BATHROOM

Double-glazed frosted window, radiator, 4-piece low-level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, corner shower cubicle with shower, tiled walls, tiled flooring, boiler and spotlight ceiling.

YARD

Access gate, water tap, outhouse/store with power/light.

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 \*\*

