

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS
Estate
Agencies



Dundee Street | Barrow-in-Furness | LA14 2RR

Asking Price £149,950

- Stunning Semi-Detached Forecourt Family Home
- Sought After Location
- Well Presented Throughout
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner
- 3 Bedrooms
- White Bathroom
- CH, DG, Rear Garden
- Viewings Essential
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated forecourt semi-detached family home in the sought-after location, close to local amenities, transport links, popular school and local employer BAE.

The property has been renovated by the current vendor and is ready to move into, the property comprises of entrance hall area with feature tiled flooring, spacious lounge, modern fitted coloured kitchen/diner, 3 bedrooms and a shower room. The property benefits from central heating, double-glazing and a rear enclosed garden area with a seating area.

The property boasts excellent living accommodation and must be viewed to be appreciated.

SERVICES

Gas, water, electric, telephone, drainage.

LOCATION

Dundee Street is off Farm Street on Barrow Island, close to local amenities, transport links, popular school and local employer BAE.

<https://what3words.com/paints.goals.flap>

FRONTAGE

Fore-court front, paved seating area, access gate to rear and double-glazed door to.

ENTRANCE HALL

Feature tiled flooring, stairs to first floor and doors to.

LOUNGE

15' 4" x 13' 2" (4.69m x 4.03m)

Double-glazed window, radiator, feature fire surround with coal effect fire, coved ceiling and a built-in storage cupboard.

KITCHEN/DINER

15' 3" x 10' 2" (4.65m x 3.11m)

Double-glazed window, radiator, double-glazed door to rear, fitted black wall base drawer units with worktops to compliment, black sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, under stairs storage cupboard, built in storage cupboard and coved ceiling.

LANDING

Spindle balustrade, radiator, access to loft and doors to.

BEDROOM 1

10' 3" x 15' 2" (3.13m x 4.63m)

Double-glazed windows and a radiator.

BEDROOM 2

7' 2" x 10' 2" (2.20m x 3.12m)

Double-glazed window and a radiator.

BEDROOM 3

8' 0" x 10' 5" (2.45m x 3.20m)

Double-glazed window and a radiator.

BATHROOM

Double-glazed frosted window, radiator, 3-piece suite, low-level WC, pedestal hand wash basin with mixer taps, corner shower cubicle with shower, panelled walls, built in storage cupboard and panelled ceiling with spotlights.

GARDEN

Rear enclosed garden with artificial grass, seating area and a side 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

