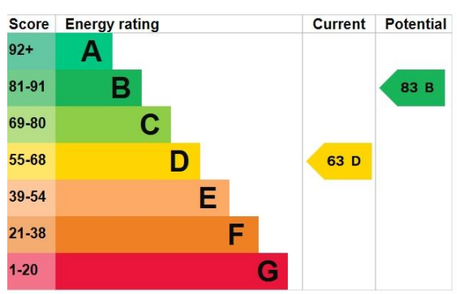
Lucy Boardman (Formerly Lloyds Bank) -

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

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.

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ROSS Estate Agencies









Walton Lane | Barrow-in-Furness | LA13 9PJ

Asking Price £139,950

- Ideal For First Time Buyers
- Popular Residential Area
- Hall, Bay Window Lounge
- Fitted Kitchen, Utility Room
- 2 Bedrooms
- Fitted Bathroom
- CH, DG
- Gardens To Front/Rear
- Large Detached Garage
- Council Tax Band A





Property Description

We are pleased to bring to the market this terraced property in the popular residential area closer to local amenities, transport links and schools etc. The property would suit a variety of buyers, including first time buyers are a good addition to a rental portfolio. The property comprises of entrance hall, bay window lounge, fitted kitchen, utility room, 2 bedrooms and a fitted bathroom. The property benefits from central heating, double glazing, gardens to front and rear, with a paved seating area, decked area, access to the detached garage with power/light. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Telephone, Water, Drainage

LOCATION

The property is located on Walton Lane, off Priors Path, close to Friars Lane, transport links and schools etc - https://what3words.com/bottom.shaky.when

FRONTAGE

Easy maintenance front garden area with shared access path, paved seating area, rocky mature plants/shrubs and double-glazed door

ENTRANCE HALL

Laminate flooring, stairs to first floor and radiator

LOUNGE

13' 11" x 12' 2" (4.25m x 3.72m) Double glazed bay window, radiator, fireplace with fire, laminate flooring, understairs storage and door to

KITCHEN

Double glazed window, double glazed door to the rear garden, fitted wall base drawer unit with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, glass display unit, plumbing for washer and tiled splash

UTILITY ROOM

3' 3" x 7' 11" (1.01m x 2.43m)

Double glazed frosted window, plumbing for washer and storage/shelving

LANDING

Borrowed windows and doors to

BEDROOM 1

15' 8" x 11' 0" (4.78m x 3.36m)

Double glazed bay window and radiator

BEDROOM 2

10' 11" x 8' 6" (3.34m x 2.60m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, white 3-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with shower over and tiled splash

GARAGE

11' 6" x 19' 8" (3.51m x 6.01m) Folding door with internal door, power/lights, double glazed frosted windows and double-glazed door

GARDEN

Rear enclosed garden with easy maintenance paved area, artificial grass decked area, side access gate, raised flower beds, water tap and access to the garage

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 Plus VAT **This is non refundable once the AML check has been carried out**

