



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

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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.



Marsden Street | Barrow-in-Furness | LA14 2AY

Asking Price £125,000

- Calling All Landlords, Ideal Rental Opportunity
- 2 Self Contained Flats, 2 & 2A
- GF, Hall, Lounge, Kitchen/Diner
- 1 Bedroom, Bathroom, Shared Rear Yard
- 1st Floor, Hall, Lounge, Kitchen/Diner
- 1 Bedroom, Bathroom, Shared Rear Yard
- CH, DG In Both
- Ground Floor Is Being sold With Tenant Insitu
- Vacant Possession
- (Both Flats) Council Tax Band A





Property Description

Calling all landlords!

We are pleased to bring to the market, 2 self-contained flats, 2 and 2A on Marsden Street, close to local amenities, transport links, short walk to town and BAE. The ground floor flat is being sold with tenants in-situ! The property comprises of entrance hallway, lounge, fitted kitchen/diner, bathroom and a double bedroom. The first floor flat has hall, stairs leading up to lounge, fitted kitchen/diner, 1 double bedroom and a bathroom. Both properties have central heating, double glazing and a shared rear yard. Viewings are highly recommended.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/scarcely.worth.pushes>

ENTRANCE

Ground floor door with frosted side panel, tiled flooring, dado rail and doors to

LOUNGE

14' 8" x 11' 5" (4.49m x 3.48m) Double glazed window, radiator, fire, laminate flooring, dado rail and door to

KITCHEN/DINER

10' 6" x 9' 11" (3.22m x 3.04m) Double glazed window, radiator, fitted 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, tiled splash, tiled flooring, understairs storage and door to

REAR HALL

Double glazed door to rear yard, tiled flooring, dado rail and door to

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath, corner shower cubicle with shower, tiled splash, tiled flooring, radiator and part panelled walls

BEDROOM 1

12' 0" x 9' 5" (3.66m x 2.89m)

Double glazed window and Radiator

SHARED REAR YARD

Access gate and water tap

1ST FLOOR

Double glazed door to hall area, stairs to first floor

HALLWAY

Spindle balustrade, double glazed window, radiator, storage cupboard and doors to

LOUNGE

15' 9" x 11' 10" (4.82m x 3.62m)

Double glazed window, radiator and picture rail

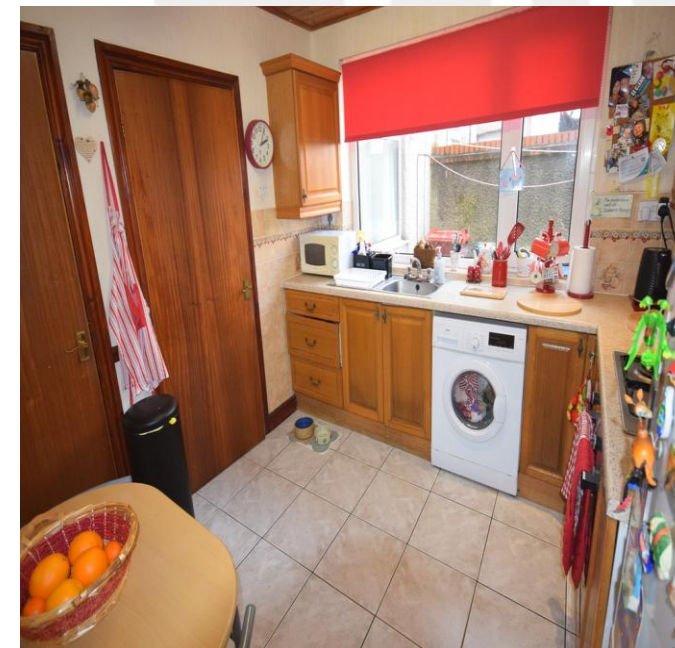
KITCHEN/DINER

12' 9" x 12' 2" (3.91m x 3.73m) Fitted wall/base drawer units with worktops to compliment, inset stainless steel sink with taps, integrated oven, 4-ring hob with extractor over, radiator, tiled splash and access to loft

BEDROOM 1

11' 6" x 12' 5" (3.52m x 3.79m)

Double glazed window and radiator



BATHROOM

Double glazed frosted window, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with shower over, tiled splash and radiator

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

