



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		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 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.

Tenure
Freehold

Council Tax Band
A

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Asking Price £75,000

Spacious End Terrace Property

Close To Local Amenities/Transport Links

2 Reception Rooms

Fitted Kitchen

2 Bedrooms

Bathroom

Part DG, Rear Yard

Updating Is Required

Vacant Possession

Council Tax Band A





Property Description

Calling all Landlords, Property Developers! We are pleased to bring to the market this spacious end terrace in the popular residential area behind Abbey Road, close to local amenities, transport links, train station, local employer BAE. The property is in need of some modernising and updating, however would be great addition to the rental market. The property has two reception rooms, fitted kitchen, two bedrooms and bathroom. The property benefits from some double glazing and a rear yard. The property is being sold as seen and vacant possession.

SERVICES

Gas, electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/above.comic.rent>

FRONTAGE

Double glazed doors to vestibule

VESTIBULE

Part panelled walls, stairs to first floor and door to

LOUNGE

9' 7" x 8' 11" (2.94m x 2.72m) Double glazed window, feature coal effect fire with black hearth

DINING

12' 5" x 11' 2" (3.81m x 3.42m) Window, feature open fire surround with tiled back hearth, picture rail, coved ceiling, storage heater, understairs storage and door to

KITCHEN

Double glazed door to rear, window, fitted white wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer and tiled splash back

LANDING

Doors to

BEDROOM

9' 4" x 12' 0" (2.86m x 3.68m) Double glazed window, storage cupboard and wall mounted fire

BEDROOM

11' 5" x 12' 2" (3.50m x 3.73m) Window and door to

BATHROOM

frosted window, 3-piece suite, low level WC, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash area and storage heater

REAR

access gate and paved seating area

AGENCY

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.

YARD

NOTE

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

