

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		80 C
55-68	D		
39-54	E	53 E	
21-38	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

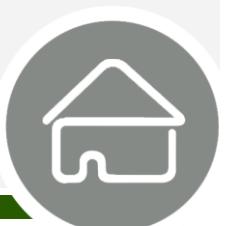
ROSS

Estate Agencies



Wordsworth Street | Barrow-in-Furness | LA14 5RF **Asking Price £124,950**

- Spacious End Terrace Property
- Recently Renovated Throughout
- Vestibule, Lounge, Sitting Room
- Fitted Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- CH, Recently Fitted DG
- Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated spacious end terrace property, in the popular residential area close to local amenities, transport links and walking distance to the town centre. The current vendor has recently renovated and updated throughout and would suit a variety of buyers as it's ready to move into.

The property comprises of vestibule, lounge, sitting room, modern fitted kitchen/diner with built-in appliances, three bedrooms and a white family bathroom. the property benefits from central heating, recently fitted double glazed window/doors and a rear yard. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/hits.gossip.scales>

FRONTAGE

Double glazed door to vestibule

VESTIBULE

Dado rail and door to

LOUNGE

13' 8" x 11' 6" (4.18m x 3.52m)

Double glazed windows, radiator, fire surround, storage cupboard, stairs to 1st floor, coved ceiling

DINING ROOM

13' 8" x 11' 4" (4.17m x 3.47m)

Double glazed window, fireplace, laminate flooring, dado rail, coved ceiling, door to cellar, door to

KITCHEN/DINER

14' 0" x 14' 4" (4.29m x 4.39m)

Double glazed windows, door to rear, newly fitted wall base drawer units with worktops to compliment, new induction hob and oven, inset stainless steel unit with mixer taps, plumbing for washer, part tiled walls and radiator

CELLAR

Stairs leading down to 2 rooms in cellar, power light

LANDING

Access to loft, storage cupboard, radiator and doors to

BEDROOM 1

11' 5" x 12' 3" (3.50m x 3.74m)

2 double glazed windows, radiator, over stairs storage built in wardrobes, drawer units

BEDROOM 2

11' 4" x 9' 7" (3.46m x 2.94m)

Double glazed widow, radiator, borrowed frosted window

BEDROOM 3

7' 8" x 14' 0" (2.34m x 4.28m)

Double glazed window and radiator

BATHROOM

Frosted double glazed window, 3-piece suite low level WC, newly fitted corner bath, pedestal hand wash basin with mixer taps, corner panelled enclosed bath with mixer taps/shower over, radiator, storage cupboard, tiled splash

REAR YARD

Access gate, paved area

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 **

