



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.



York Street | Barrow-in-Furness | LA14 5HY

Asking Price £129,950

- Well Presented Mid Terrace Property
- Popular Residential Area
- Tastefully Decorated Throughout
- Hall, Lounge, Dining Room
- Extended Kitchen/Diner/Utility
- 3 Bedrooms
- Family Spacious Bathroom
- CH, DG, Pleasant Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area behind Oxford Street, close to local amenities, transport links, schools etc. The property comprises of entrance hallway giving access to the lounge, open plan to the dining room, extended fitted kitchen with a dining area/utility area, 3 bedrooms and a spacious bathroom. The property benefits from central heating, double glazing, pleasant rear yard with seating area. The property has been well maintained throughout and is being sold with vacant possession.

FRONTAGE

Double glazed door to

VESTIBULE

Dado rail, coved ceiling and open to

ENTRANCE HALL

Stairs to first floor, radiator, borrowed frosted window, coved ceiling and door to

LOUNGE

10' 10" x 11' 5" (3.32m x 3.48m)

Double glazed window, radiator, wall mounted electric fire with hearth, coved ceiling with ceiling rose, borrowed frosted window and open archway to

DINING ROOM

11' 0" x 13' 3" (3.37m x 4.05m) Double glazed window, coved ceiling, open archway to lounge and door to

EXTENDED KITCHEN

12' 2" x 7' 7" (3.73m x 2.32m)

Double glazed window, fitted grey wall base drawer units with worktops to compliment, inset white 1 1/2 ceramic sink with mixer taps, integrated oven, 4-ring hob with extractor over, understairs storage, panelled ceiling and open to dining/utility area

DINING AREA

12' 5" x 6' 2" (3.80m x 1.89m)

Double glazed window, double glazed frosted door and panelled ceiling

LANDING

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

BEDROOM 1

8' 7" x 13' 5" (2.63m x 4.10m)

Double glazed window and radiator

BEDROOM 2

11' 6" x 8' 0" (3.53m x 2.45m)

Double glazed window and radiator

BEDROOM 3

6' 6" x 8' 2" (1.99m x 2.51m)

Double glazed window and radiator

BATHROOM

7' 8" x 12' 0" (2.34m x 3.67m)

Double glazed frosted window, radiator, white 3-piece suite low level WC, pedestal hand wash basin with mixer taps, panelled enclosed shaped bath with waterfall style mixer taps and shower head, panelled walls and panelled ceiling

YARD

Access gate, water tap and seating 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 **

