



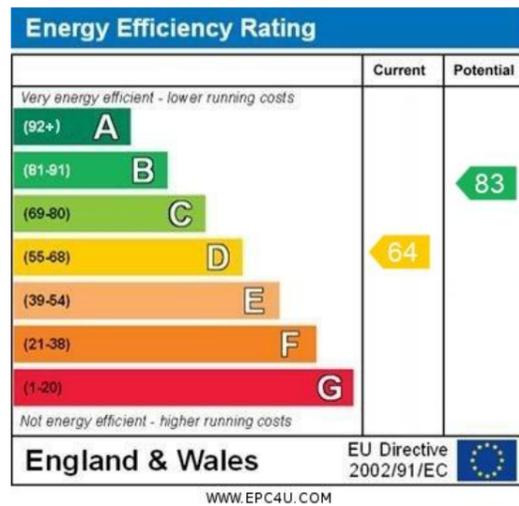
Lucy Boardman (Formerly Lloyds Bank) -

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.



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

Contact Details

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Greengate Street | Barrow-in-Furness | LA14 1EZ

Offers Over £69,950

- Forecourt Terrace Property
- Ideal Addition To A Rental Portfolio
- Town Centre Location
- Vestibule, Hallway
- Bay Window Lounge, Dining Room
- Fitted kitchen, 2 Bedrooms
- Spacious Bathroom
- CH, Part DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Calling all Landlords, Property Developers; We are bringing to the market a great addition to any portfolio as the property is empty and could possibly be ready to rent out. The property is close to local amenities, transport links, schools, town centre and local employer BAE. The property comprises of forecourt front, giving access to a vestibule, hallway, bay window lounge, dining room, kitchen, 2 good size bedrooms and a spacious bathroom. The property benefits from central heating, part double glazing, rear yard, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/fever.loudly.only>

FRONTAGE

forecourt, access gate and double-glazed door to

VESTIBULE

Coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, radiator, coved ceiling and doors to

LOUNGE

14' 4" x 10' 1" (4.38m x 3.09m) Double glazed bay window, radiator, laminate flooring, coved ceiling with ceiling rose and storage cupboard

DINING ROOM

11' 3" x 13' 11" (3.43m x 4.25m)

Wooden window, radiator, fireplace with fire and door to kitchen

KITCHEN

One double glazed window, one wooden window, double glazed door to rear, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, breakfast bar, tiled splash and understairs storage

LANDING

Access to the loft, spindle balustrade and doors to

BEDROOM 1

12' 5" x 13' 0" (3.79m x 3.98m)

Double glazed window, radiator, ornate fireplace and double door built-in wardrobe

BEDROOM 2

13' 11" x 7' 8" (4.25m x 2.35m)

Double glazed window, radiator, ornate fireplace and double door built in wardrobe

BATHROOM

Frosted wooden window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash, storage cupboard (boiler)

YARD

Rear yard, access gate, paved area, old war bunker (not in use) and water tap

Anti-Money Laundering checks cost - £25.00 + VAT **

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

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.

