



**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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure

Freehold

#### Council Tax Band

A

#### Contact Details

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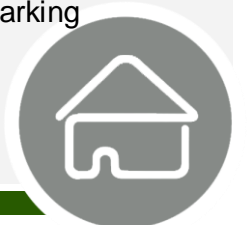
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Dudley Street | Barrow-in-Furness | LA14 5DJ**

**Asking Price £68,000**

- Calling all landlords
- Mid Terrace Property - Cul-De-Sac
- Popular Residential Area
- 2 Reception Rooms
- kitchen
- 2 Bedrooms
- Bathroom, CH, DG
- Rear Yard, Double Gates For Parking
- Vacant Possession
- Council Tax Band A





## Property Description

Calling all landlords/property developers!

We are bringing to the market this mid-terrace property in a cul-de-sac location behind Ainslie Street, close to local amenities, transport links and schools etc. The property is in need of updating/modernising throughout and is reflected in the asking price. The property comprises of 2 reception rooms, kitchen, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing, rear yard with double gates, giving off road parking, large store/outhouse. The property is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/name.nurses.former>

### FRONTAGE

Double glazed door

### VESTIBULE

Dado rail and door to

### LOUNGE

**13' 11" x 11' 10" (4.25m x 3.62m)**

Double glazed window, fireplace with fire, borrowed frosted window, stairs to first floor and doors to

### DINING ROOM

**8' 11" x 9' 10" (2.74m x 3.01m)**

Double glazed window, laminate flooring, built-in storage cupboard with drawers, understairs storage and door to

### KITCHEN

Double glazed door, double glazed window, fitted basic kitchen with wall base drawer units, sink with mixer taps, cooker-point, tiled splash and boiler

### LANDING

Access to the loft and doors to

### BEDROOM 1

**12' 6" x 13' 10" (3.83m x 4.23m)**

Doble glazed window and radiator

### BEDROOM 2

**9' 11" x 8' 7" (3.03m x 2.63m)**

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over and tiled splash

### YARD

Rear yard with double gates to paved off road parking with cover, large store/outhouse

## 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 \*\*

