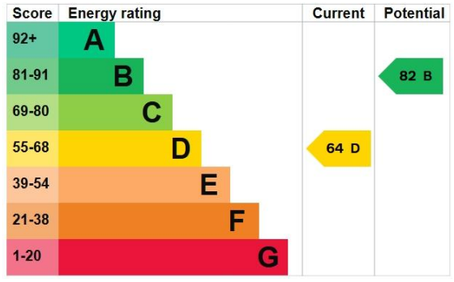
Lucy Boardman (Formerly Lloyds Bank) -

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.

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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









Hastings Street | Barrow-in-Furness | LA14 3LF

Asking Price £129,950

- Well Presented Terrace Property
- Popular Location in Walney
- Renovated By The Current Owner
- Hall, Spacious Lounge
- Modern Fitted Kitchen/Diner
- Utility Room CH, DG
- 2 Bedrooms
- Modern Fitted Bathroom
- CH, DG, Rear Enclosed Yard
- Council Tax Band A



Property Description

We are pleased to bring to the market this well presented and tastefully decorated mid-terrace property which has been recently renovated by the current owner. The property is in a popular residential area on Walney, close to local amenities, schools, coastal beaches and local employer BAE.

The property comprises of entrance hallway, giving access to the lounge, modern fitted kitchen/diner and utility room. To the first floor the property has two bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing, rear enclosed pleasant yard with paved seating area, artificial grass, outside cloaks/WC, store and outhouse.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Hastings Street in on Walney, close to local amenities, transport links, popular schools and coastal beaches - https://what3words.com/coats.skirt.fire

FRONTAGE

Double glazed door to hallway

ENTRANCE HALL

Stairs to first floor and door to

LOUNGE

11' 1" x 12' 5" (3.38m x 3.80m)

Double glazed window, radiator, wall mounted remote fire, spotlights in both alcove and door to the kitchen

KITCHEN

Double glazed window, modern fitted kitchen/diner with coloured wall base drawer units with worktops to compliment, inset black 1 1/2 bowl sink with mixer taps, integrated 4-ring hob with built-in double oven, understairs storage, ceiling spotlights and open to

UTILITY ROOM

8' 5" x 6' 8" (2.58m x 2.05m)

Double glazed frosted window, double glazed door, fitted wall base drawer units with worktops to compliment, tiled flooring and ceiling spotlights

LANDING

Doors to

BEDROOM 1

11' 8" x 12' 6" (3.57m x 3.83m)

Double glazed window, laminate flooring, part panelled walls, coved ceiling and double door wardrobes

BEDROOM 2

7' 5" x 10' 0" (2.28m x 3.07m)

Double glazed window, radiator, laminate flooring and access to the loft

BATHROOM

Double glazed frosted window, radiator, fitted 3-piece suite, modern units with low level WC with coloured units, black feature wash bowl with mixer taps, panelled enclosed bath with black mixer taps/ double headed shower over, part panelled walls, laminate flooring and panelled ceiling with spotlights

YARD

Rear enclosed yard with paved area, seating area, artificial grass, outside cloaks/WC, outhouse/store and water tap

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







