

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		
55-68	D	67 D	77 C
39-54	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



Emlyn Street | Barrow-in-Furness | LA14 1QS

Asking Price £48,000

- Calling All Property Developers
- Town Centre Location
- Hallway, Lounge
- Kitchen, Sitting Room
- 2 Bedrooms
- Bathroom (Not Off Bedroom)
- CH, DG, Rear Yard
- Spacious Garage, Updating/Modernising Required
- Vacant Possession
- Council Tax Band A





Property Description

Calling all property developers!

We are pleased to bring to the market this mid-terrace property in the popular town centre location close to local amenities, transport links and the town centre. The property is in need of modernising and updating which is reflected in the asking price.

The property has a hallway, lounge, sitting room, kitchen, two bedrooms and a bathroom.

The property benefits from central heating, double-glazing and a large garage with double doors.

The property is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Emlyn Street is off Cavendish Street in the town centre close to local amenities and transport links.

What 3 words - ///remit.beans.frost

FRONTAGE

Double-glazed door to.

LOUNGE

13' 1" x 12' 1" (4.01m x 3.70m)

Double-glazed window, radiator, open to kitchen, stairs to first floor and doors to sitting room.

SITTING ROOM

11' 7" x 9' 3" (3.54m x 2.83m)

Double-glazed window, radiator, stairs to first floor and storage cupboard.

KITCHEN

7' 3" x 8' 10" (2.23m x 2.70m)

Double-glazed window, double-glazed door, fitted kitchen with wall base drawer units with worktops to compliment, stainless steel sink with mixer taps and cooker point.

LANDING

Access to loft and doors to.

BEDROOM 1

11' 6" x 12' 5" (3.51m x 3.79m)

Double-glazed window and radiator.

BEDROOM 2

12' 2" x 9' 1" (3.73m x 2.78m)

Double-glazed window and radiator.

BATHROOM

Double-glazed frosted window, radiator, boiler, 3-piece suite, low level WC, hand wash basin, panelled enclosed bath with taps and part panelled walls.

GARAGE

12' 10" x 20' 5" (3.93m x 6.24m)

Up/over door and power/light.

YARD

Enclosed yard with door to garage.

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 **

