



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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

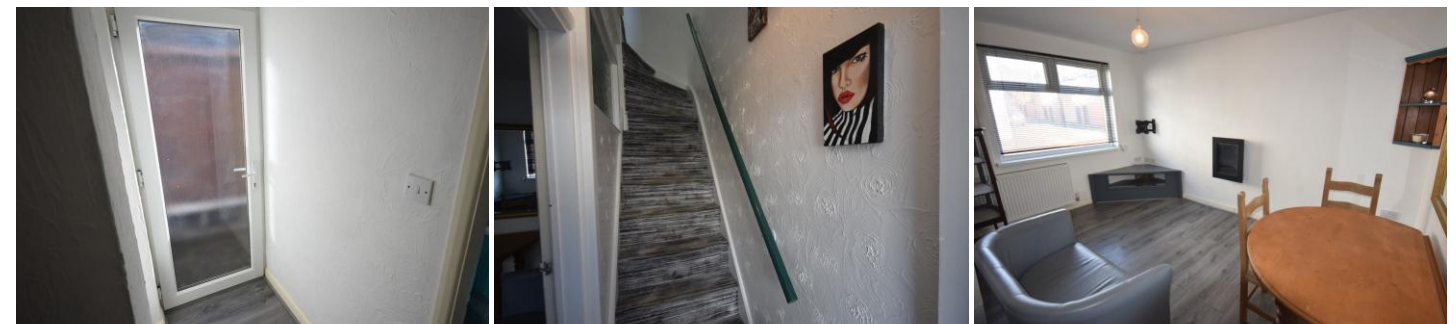
www.rossestateagencies.com

sales@rossestateagencies.co.uk

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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.



Arnside Street | Barrow-in-Furness | LA14 1AX

Asking Price £79,950

- Well Presented End Terrace Property
- Popular Location, Close To Town Centre
- Ready To Move Into Condition
- Hall, Spacious Lounge/Diner
- Fitted Kitchen
- Ground Floor Bathroom
- 2 Double Bedrooms
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated end terrace property, close to town centre. The property is ready to move in condition and comprises of vestibule, hall, spacious lounge/diner, fitted kitchen, rear hall, ground floor bathroom and 2 double bedrooms. The property benefits from central heating, double glazing with a rear yard with storage shed. The property would suit a variety of buyers, including the rental market, as it's ready to go.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/twins.fight.update>

FRONTAGE

Double glazed door

VESTIBULE

Tiled flooring and open to

ENTRANCE HALL

Stairs to first floor, radiator and door to

LOUNGE/DINER

13' 11" x 8' 9" (4.25m x 2.67m)

Double glazed window, radiator, wall mounted fire, laminate flooring, borrowed frosted window and door to

KITCHEN

Double glazed window, radiator, fitted wall base drawer units with worktops to compliment, inset white 1 1/2 bowl with mixer taps, cooker point (currently gas) plumbing for washer, tiled splash, tiled flooring and door to

REAR HALL

Double glazed door, laminate flooring and door to ground floor bathroom

BATHROOM

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

BEDROOM 1

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window and radiator

BEDROOM 2

11' 6" x 12' 0" (3.51m x 3.66m)

Double glazed window, radiator and borrowed frosted window

YARD

Access gate, water tap and storage shed

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

