



**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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**Westmorland Street | Barrow-in-Furness | LA14 5AT Asking Price £95,000**

- Well Presented Mid Terrace Property
- Vestibule, Open Plan Lounge, Kitchen
- GF Modern Fitted Bathroom
- 2 Double Bedrooms
- CH, DG
- Rear Enclosed Yard
- Ideal Rental Addition To A Portfolio
- Suit A Variety Of Buyers
- Popular Residential Area
- Council Tax Band A





## Property Description

We are pleased to bring to the market this well-presented mid-terrace property in the popular residential area behind Hibbert Road, close to local amenities, transport links, schools etc. The property comprises of vestibule, open plan lounge, fitted kitchen, rear hall leading to the modern fitted ground floor bathroom. To the first floor the property has 2 double bedrooms, central heating, double glazing and a rear yard with seating area. The property would suit a variety of buyers including the rental market as it would be a good addition to a rental portfolio.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

Westmorland Street is located between Hibbert Road and Ainslie Street

<https://what3words.com/dots.backed.pokers>

### FRONTAGE

Double glazed door to

### VESTIBULE

Door to

### LOUNGE

Double glazed window with fitted blind, laminate flooring, coved ceiling and open to

### KITCHEN

Double glazed window, stairs to the first floor, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washer, breakfast bar, tiled splash, laminate flooring, open to the lounge and door to

### REAR HALL

Panelled walls, double glazed door to rear yard and door to ground floor bathroom

### GROUND FLOOR BATHROOM

Double glazed frosted window, 2 x radiators, white modern 3-piece suite, low level WC, hand wash basin with taps, panelled enclosed bath with mixer taps, double headed shower, panelled walls, panelled ceiling with spotlights

### LANDING

Doors to

### BEDROOM 1

10' 3" x 12' 0" (3.13m x 3.66m)

Double glazed window and laminate flooring

### BEDROOM 2

11' 3" x 7' 10" (3.45m x 2.41m)

Double glazed window, radiator, built-in storage cupboard and access to the loft with a ladder

### YARD

Access gate, artificial grass and seating area

### 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\*\*

