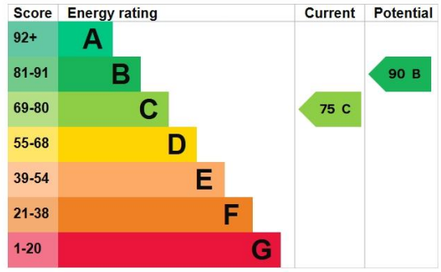
Lucy Boardman (Formerly Lloyds Bank) -

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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Mon – Fri 9am – 5pm
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Napier Street | Barrow-in-Furness | LA14 5SZ

Asking Price £135,000

- Completely Renovated And Modernized Throughout
- Ready To Walk In Condition
- Tastefully Decorated Throughout
- Spacious Lounge, Kitchen/Diner
- Utility Room, Ground Floor W.C
- 2 Bedrooms, Bedroom 1 Has Ensuite
- Modern Shower Room
- Gas Central Heating, Double Glazing
- No Chain
- Council Tax Band A





Property Description

We are delighted to bring to the market this stunning completely modernized and fully renovated throughout mid terrace property, close to local amenities, transport links, colleges and BAE. The property boasts excellent living accommodation which is tastefully decorated throughout. The property comprises of; an entrance hallway, modern kitchen/diner, spacious lounge, utility room, ground floor cloaks/W.C, to the first floor we have 2 bedrooms with master having a dressing area and ensuite, modern shower room. The property benefits from gas central heating, double glazing and a rear yard. Viewing highly recommended to appreciate size and standard on offer. Ready to walk into condition.

SERVICES

Gas, Water, Electric, Telephone and Drainage.

LOCATION

https://what3words.com/crib.buzz.tone

FRONTAGE

Having composite door to vestibule.

VESTIBULE

Having tiled flooring and door to entrance hall.

ENTRANCE HALL

Having stairs to 1st floor and doors to lounge.

LOUNGE

12' 4" x 10' 11" (3.76m x 3.33m)

Having double glazed window, laminate flooring, under stairs storage, radiator, TV point and door to rear hall/utility room.

REAR HALL/UTILITY ROOM

Having double glazed door, plumbing for washing machine, tiled flooring and door to ground floor W.C.

GROUND FLOOR WC

Having double glazed frosted window, low level W.C, hand wash basin, radiator, tiled flooring and panelled walls.

KITCHEN/DINER

Having double glazed window, fitted wall and base storage units with beech effect work tops to compliment, inset stainless steel sink unit with taps, cooker point with extractor over, tiled splash spot light ceilings, radiator and tiled flooring.

LANDING

Having doors to all rooms.

BEDROOM 1

12' 7" x 12' 0" (3.86m x 3.67m)

Having double glazed windows, open to dressing area and door to ensuite.

BEDROOM 2

12' 6" x 9' 3" (3.83m x 2.83m)

Having double glazed window and a radiator.

ENSUITE

Having low level W.C, feature hand wash basin with mixer taps and vanity unit, half size bath with mixer taps and shower head, panelled walls, panelled ceiling with spotlights and laminate flooring.

SHOWER ROOM

Having a towel rail, modern 3-piece suite with low level W.C, feature hand wash basin with mixer taps ad vanity units, walk in shower cubicle with double headed shower system and panelled walls.

REAR YARD

Having access gate, paved seating area and a 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 **

