



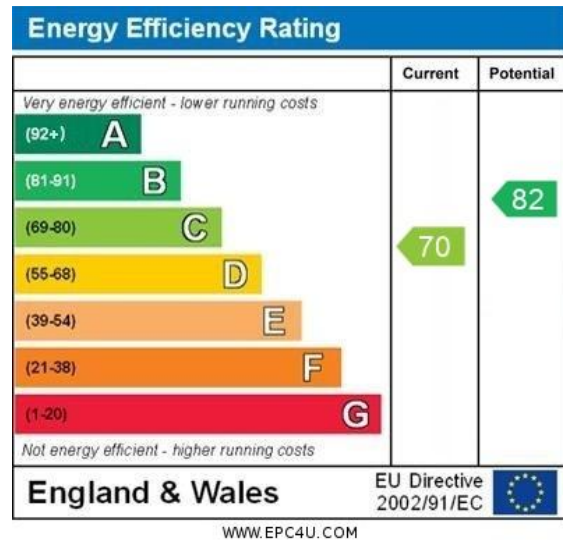
**Lucy Boardman** (Formerly Lloyds Bank) -

**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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01229 825636



**Avon Street | Barrow-in-Furness | LA14 3EL**

**Asking Price £172,500**

- Fore-Courted Mid-Terrace Property
- Popular Location On Walney
- Pleasant Open Views
- Hall, Lounge
- Dining Room, Kitchen
- Ground Floor Shower Room
- 3 Bedrooms
- CH, DG, Rear Yard, Shed
- Vacant Possession
- Council Tax Band A





## Property Description

We are pleased to bring to the market this fore courted mid-terrace property with pleasant views, on Walney close to local amenities, transport links and schools. The property comprises of entrance porch, hall area, lounge, double doors to the dining room, sun room, fitted kitchen, ground floor modern shower room, 3 bedrooms. The property benefits from central heating, double glazing, rear enclosed yard with outhouse/store and a large shed. The property is being sold with vacant possession and viewings are highly recommended.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/riding.stand.animal>

### FRONTAGE

Easy maintenance garden front with artificial grass, plants/shrubs, pleasant views and double glazed door to

### PORCH

Double glazed windows, frosted internal window, feature colored steps, door to

### ENTRANCE HALL

Stairs to first floor, a radiator and door to

### LOUNGE

**12' 10" x 14' 4" (3.92m x 4.37m)**

Double glazed bay window with pleasant views, wall mounted coal effect fire, picture rail, coved ceiling with ceiling rose, a radiator and double doors to

### DINING ROOM

**16' 4" x 12' 3" (5.00m x 3.75m)**

Door to kitchen with borrowed window, understairs storage and a radiator

### SUN ROOM

Double glazed window, double glazed door to rear yard, part paneled walls, borrowed window, a radiator and open to

### KITCHEN

Double glazed window, fitted wall and base drawer units with worktops to compliment, inset one and a half bowl stainless steel sink unit with mixer taps, cooker point, plumb for washer, tiled splash, glass display unit, paneled ceiling with spotlights and a door to

### LANDING

Access to loft, doors to

### BEDROOM 1

**15' 7" x 11' 5" (4.75m x 3.48m)**

Double glazed window with pleasant views towards the channel, built in double door wardrobe and a radiator

### BEDROOM 2

**8' 10" x 12' 3" (2.71m x 3.74m)**

Double glazed window, picture rail and a radiator

### BEDROOM 3

**8' 7" x 7' 4" (2.64m x 2.24m)**

Double glazed window and a radiator

### GROUND FLOOR BATHROOM

Double glazed frosted window, modern fitted white 3 piece suite low level W.C, pedestal hand wash basin with taps, corner walk in shower cubicle with shower, part paneled walls, paneled ceiling with spotlights and a radiator

### YARD

Rear enclosed yard with paved seating area, storage shed, water taps and outhouse/store with power/light

### VIEWING

Key accompanied

Draft particular subject to client approval

### AGENT 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 \*\*

