

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		81 B
69-80	C		
55-68	D	60 D	
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.



Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Penarth Street | Barrow-in-Furness | LA14 2EH

Asking Price £99,950

- Spacious End Terrace Property
- Popular Residential Area
- Ready To Move Into
- Hall, 2 Reception Rooms
- Fitted Kitchen
- 2 Double Bedrooms
- 4 PS Bathroom Suite
- CH, DG, Rear Yard
- Suit A Variety Of Buyers
- Council Tax Band A





Property Description

We are delighted to bring to the market this spacious end-terrace property, which is ready to move into, in the popular residential area close to local amenities, transport links, schools etc.

The property would suit a variety of buyers including a great addition to a rental portfolio.

The property comprises of entrance hall area, giving access to a lounge, dining room, fitted kitchen, 2 double bedrooms and a 4-piece family bathroom suite with a free-standing bath, off bedroom 2. The property is also substantially newly decorated and carpeted throughout.

The property benefits from central-heating, double-glazing and a spacious rear yard with a seating area. The property is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Penarth Street is off Lumley Street which is off Rawlinson Street. It is close to the town centre.

<https://what3words.com/times.soaks.pens>

FRONTAGE

Double-glazed door to.

ENTRANCE HALL

Stairs to first floor and doors to.

LOUNGE

10' 5" x 12' 10" (3.20m x 3.93m)

Double-glazed windows, radiator and storage cupboard. This room is newly carpeted and well lit.

DINING ROOM

12' 1" x 13' 10" (3.69m x 4.23m)

Double-glazed windows, radiator, laminate flooring, feature fireplace with feature fire, under stairs storage and door to.

KITCHEN

Double-glazed frosted window, double-glazed door to rear, radiator, fitted wall base drawer units with worktops to compliment, inset stainless steel 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over and tiled splash.

LANDING

Spotlight ceiling and doors to.

BEDROOM 1

11' 7" x 13' 5" (3.55m x 4.09m)

Double-glazed windows and radiator. This bedroom is also newly carpeted and well lit.

BEDROOM 2

13' 11" x 12' 0" (4.25m x 3.68m)

Double-glazed windows, door to bathroom, radiator and access to loft. This bedroom is also newly carpeted and well lit.

BATHROOM

Double-glazed frosted window, 2 radiators, 4-piece low-level WC, pedestal hand wash basin with taps, free standing double-end bathtub with free standing taps/shower head, corner shower cubicle with double-headed shower and tiled splash.

YARD

Access gate, paved seating area and 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 Plus VAT **This is non-refundable once the AML check has been carried out**

