

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		82 B
69-80	C		
55-68	D	67 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



Hogue Street | Barrow-in-Furness | LA14 3EE

Asking Price £154,950

- Well Presented Mid-Terrace Property
- Popular Location On Walney
- Spacious Living Accomodation
- 2 Reception Rooms
- Galley Style Fitted Kitchen
- Ground-Floor Bathroom
- CH,DG, Rear Yard
- 3 Bedrooms
- Vacant Possession
- Council Tax Band A





Property Description

SUMMARY

We are delighted to bring to the market this well presented and spacious mid-terrace property in the popular residential area on Walney, close to local schools, amenities, transport links, local employer BAE and coastal beaches.

The property comprises off entrance hallway giving access to spacious lounge with an open fireplace, dining room with an open fireplace, galley style fitted kitchen, rear hall and a ground floor bathroom. To the first floor there are 3 bedrooms.

The property benefits from central heating, double glazing and a rear enclosed yard with outhouse/store. Viewings are highly recommended to appreciate size and standard on offer, it is being sold with vacant possession.

SERVICES

Gas, electric, water, telephone, drainage

LOCATION

Hogue Street is located on Walney close to Ocean Road

<https://what3words.com/dates.gravy.kinds>

FRONTAGE

Double-glazed door

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor and door to

LOUNGE

13' 3" x 11' 7" (4.06m x 3.55m)

Double-glazed window, feature open fireplace, understairs storage, coved ceiling and doors to

KITCHEN

Double-glazed window, fitted white wall base drawer unit with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for water, tiled splash and open to rear hall area.

UTILITY ROOM

Double-glazed door to rear, double door storage cupboard with boiler and doors to ground floor bathroom.

GROUND FLOOR BATHROOM

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

LANDING

Access to loft and doors to.

BEDROOM 1

11' 3" x 15' 11" (3.43m x 4.86m)

Double-glazed window, feature open fireplace, double door built in storage cupboard, radiator and picture rail.

BEDROOM 2

12' 6" x 8' 10" (3.82m x 2.71m)

Double-glazed window and radiator

BEDROOM 3

7' 5" x 8' 9" (2.28m x 2.67m)

Double-glazed window and a radiator

GARDEN

Yard, paved seating area, outhouse/store and an access gate

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 **

