



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

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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.

Manchester Street | Barrow-in-Furness | LA14 1QR

Asking Price £79,950

- Well Presented Mid-Terrace Property
- Suit A Variety Of Buyers
- Ready To Move Into Condition
- Hallway, Open Plan Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Spacious Bathroom
- CH, DG, Rear Enclosed Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented mid-terrace property in the town centre location close to local amenities, transport links, schools and local employer BAE. The property comprises of entrance hallway leading to open plan lounge, dining area, fitted kitchen, 2 bedrooms and a spacious bathroom. The property benefits from central heating, double glazing and an enclosed rear yard. The property would suit a variety of buyers as it is in ready to move into condition, would suit a first-time buyer or anyone looking for a rental addition to their portfolio. It is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/result.humid.reds>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to first floor, coved ceiling, a radiator and door to

LOUNGE

13' 6" x 10' 4" (4.14m x 3.16m)

Double glazed feature fire place, open to dining room and a door

DINING ROOM

9' 5" x 11' 11" (2.89m x 3.65m)

Double glazed window, feature ornate fireplace, storage cupboard, coved ceiling, ceiling rose and a radiator

KITCHEN

Double glazed window, double glazed door, fitted kitchen with wall and base drawer units, white sink with mixer taps, cooker point, tiled splash, wine rack, plumb for washer, under stairs storage

LANDING

Spindle staircase, access to loft and a door to

BEDROOM 1

13' 6" x 12' 0" (4.13m x 3.67m)

Double glazed window, feature ornate fireplace and a radiator

BEDROOM 2

13' 0" x 7' 11" (3.98m x 2.43m)

Double glazed window, feature ornate fireplace and a radiator

BATHROOM

Double glazed frosted window, white 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps/shower head, tiled splash and a radiator

YARD

Access gate, paved seating area

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 **

