



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		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

A

Contact Details

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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.



Southampton Street | Barrow-in-Furness | LA14 3LQ Asking Price £179,950

- Well Presented Family Home
- Sought After Location On Walney
- Hallway, Spacious Lounge
- Fitted kitchen/Diner
- 2 Double Bedrooms
- Modern 4-Piece Suite Family Bathroom
- CH, DG, Off Road Parking For Several Cars
- Workshop/Store, Easy maintenance Gardens
- Viewings Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well-presented Mews Style family home, in the sought after location on Walney close to local amenities, transport links, schools, coastal beaches and local employer BAE. The property is ready to move into condition and comprises of entrance hallway, spacious lounge, fitted kitchen/diner with utility under the stairs, 2 double bedrooms and a modern fitted 4-piece suite family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with off road parking for several cars, leading to workshop/store enclosed rear easy maintenance garden with artificial grass, tiled paved seating area. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/scout.tidy.kinds>

FRONTAGE

Off road parking giving access to the workshop/store, easy maintenance front garden and double-glazed door to

ENTRANCE HALL

Double glazed window, storage cupboard, radiator, stairs to first floor, LVT flooring effect and doors to

LOUNGE

14' 10" x 10' 8" (4.53m x 3.26m)

Double glazed window, LVT flooring effect, radiator, wall mantle log effect fire and door to

KITCHEN/DINER

Double glazed windows, radiator, double glazed stable style door, fitted white wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven 4-ring hob with extractor over, dishwasher, spotlight ceiling, feature tiled flooring and door to

UTILITY ROOM

Boiler, plumbing for washer and tiled flooring

LANDING

spindle balustrade, double glazed window, access to loft and doors to

BEDROOM 1

10' 0" x 11' 0" (3.05m x 3.37m)

Double glazed window, radiator and laminate flooring

BEDROOM 2

12' 5" x 8' 9" (3.80m x 2.68m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, white modern 4-piece suite, low level WC with hand wash basin, mixer taps, vanity unit, panelled enclosed bath with mixer taps, corner shower cubicle with double headed shower, part panelled walls and ceiling spotlight

GARDEN

Rear enclosed easy maintenance garden with artificial grass, feature tiled non-slip paved seating area with plants/borders/shrubs, access gate and access gate to garage

WORKSHOP

15' 3" x 12' 4" (4.65m x 3.76m)

Access door, power/light, open to store

STORE

12' 7" x 8' 5" (3.85m x 2.58m) Power/light access door

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 **

