

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		73 C
55-68	D	64 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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

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Victoria Road | Barrow-in-Furness | LA14 5NW

Asking Price £180,000

- Forecourt Mid-Terrace Property
- Popular Residential Area
- Well Presented Throughout
- Hall, Bay Window Lounge
- Dining Room, Fitted Kitchen
- Utility Room, 3 Bedrooms
- Family Bathroom
- Rear Yard, CH, DG
- Vacant Possession
- Council Tax Band B





Property Description

We are pleased to bring to the market this well presented and tastefully decorated forecourt mid-terrace property in the popular residential area close to local amenities, transport links and schools etc. The property offers excellent family living accommodation and comprises of vestibule, hallway, bay window lounge, dining room, fitted kitchen with appliances, utility room, 3 bedrooms and a family bathroom. The property benefits from central heating, double-glazing and a rear enclosed yard with seating area. Viewings are recommended to appreciate size and standard on offer and it is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Victoria road is located off Oxford Street.
<https://what3words.com/smiled.grabs.update>

FRONTAGE

Gate to forecourt area with paved seating area, double-glazed door to vestibule, feature tiled flooring, dado rail, coved ceiling, picture rail and door to.

ENTRANCE HALL

Feature tiled flooring, radiator, stairs to first floor, dado rail and coved ceiling.

LOUNGE

10' 9" x 14' 4" (3.29m x 4.38m)

Double-glazed bay window, radiator, feature fire surround with coal effect fire, laminate flooring, picture rail and coved ceiling with ceiling rose.

DINING ROOM

13' 6" x 11' 1" (4.12m x 3.40m)

Double-glazed door to rear, radiator, laminate flooring, coved ceiling and door to.

KITCHEN

Double-glazed windows, fitted grey wall base drawer units with worktops to compliment, inset circular stainless-steel sink with mixer taps, integrated oven, 4-ring hob with extractor over, tiled splash, tiled flooring, under stairs storage, radiator, panelled ceiling with spotlights and door to.

UTILITY ROOM

Double-glazed door, fitted base wall units with worktops to compliment, plumbing for water, dishwasher, panelled ceiling and tiled flooring.

LANDING

Spindle staircase, dado rail, built-in storage cupboard, access to loft, coved ceiling and doors to,

BEDROOM 1

14' 5" x 12' 4" (4.41m x 3.78m)

Double-glazed window, radiator, feature ornate black open fireplace, built-in double door wardrobe with storage and a coved ceiling.

BEDROOM 2

13' 3" x 8' 7" (4.05m x 2.62m)

Double-glazed window, radiator, feature ornate black open fireplace, built-in triple door wardrobe and coved ceiling.

BEDROOM 3

8' 2" x 9' 6" (2.50m x 2.92m)

Double-glazed window, laminate flooring and radiator.

BATHROOM

Double-glazed frosted window, white suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with telephone style mixer taps, shower head, shower over, tiled walls, laminate flooring and panelled ceiling with spotlights.

GARDEN

Rear enclosed yard with access gate, 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**

