



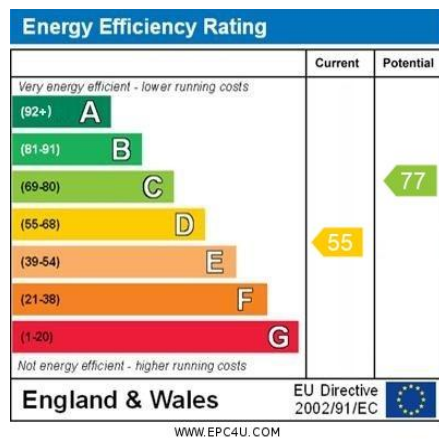
Lucy Boardman (Formerly Lloyds Bank) -

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

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

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636



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.



ROSS Estate Agencies

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

Wellington Place | Dalton-in-Furness | LA15 8DF

Asking Price £140,000

- Semi-Detached Family Home
- Popular Location In Dalton-in-Furness
- Renovated And Decorated Throughout
- Ready To Move Into
- Hallway, Open Plan Lounge, Dining Room
- Kitchen With Breakfast Bar, 3 Bedrooms, Bathroom
- Central Heating, Double Glazing, Rear Courtyard
- Open To Purchase Extra Storage Unit Next Door
- Off Road Parking With Garage
- Council Tax Band A, Vacant Possession





Property Description

We are delighted to bring to the market this semi detached family property in the heart of Dalton-in-Furness, close to local amenities, transport links and schools, nestled away behind the main shopping area. The property boasts excellent living accommodation comprising of entrance hallway, open plan living with lounge, dining area, fitted kitchen with breakfast bar, 3 bedrooms and bathroom. The property benefits from central heating, double glazing, rear courtyard with a garage and off road parking. The property is being sold with vacant possession and a possible extra storage/garage next door with a private entrance could be bought at a discounted rate to the house purchaser of £22,500. The property has been renovated and decorated throughout and is ready to move into.

FRONTAGE

Double glazed door to-

ENTRANCE HALL

Laminate flooring, stairs to 1st floor, under stairs storage and door to-

LOUNGE/DINER

18' 6" x 13' 5" (5.66m x 4.10m)

Double glazed windows, 2 radiators, 1 TV point, laminate flooring and feature fire surround with fire.

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, breakfast bar, plumbing for washer, laminate flooring, spotlight ceiling and open to-

LANDING

Double glazed window, storage cupboard, radiator and access to boarded loft with pull down ladder and power/light.

BEDROOM 1

9' 5" x 10' 1" (2.89m x 3.08m)

Double glazed window and radiator.

BEDROOM 2

9' 1" x 8' 8" (2.78m x 2.66m)

Double glazed window and radiator.

BEDROOM 3

10' 1" x 6' 8" (3.08m x 2.04m)

Double glazed window and radiator.

BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, hand wash basin with mixer taps/vanity unit, radiator, panel enclosed bath with mixer taps and shower over, tiled splash area, paneled ceiling and laminate flooring.

REAR YARD

Access gate, paved seating area, garage and off road parking.

VIEWINGS

Key Accompanied

Draft particulars subjects to clients 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 Plus VAT ** This is non refundable once the AML check has been carried out **

