



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

**Tenure**  
Freehold

**Council Tax Band**  
A

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

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



**Buttermere Drive | Dalton-in-Furness | LA15 8QW**

**Offers Over £185,000**

- Family Home In Dalton In Furness
- Popular Residential Area
- Hall, Spacious Lounge With Media Wall
- Dining Room
- Fitted Kitchen, Utility/Play Room
- 3 Bedrooms
- Modern Fitted Bathroom
- Off Road Parking, CH, DG
- Rear Garden With Store/Workshop
- Council Tax Band A, Freehold



**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@rossstateagencies.co.uk  
rentals@rossstateagencies.co.uk  
www.rossstateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings







## Property Description

We are pleased to bring to the market this family home in a popular residential area in Dalton-in-Furness, close to local amenities, transport links and popular local schools. The property comprises of a hall area giving access to a spacious lounge with a built in media wall, double doors to dining room, fitted kitchen and utility/play room. To the 1st floor the property offers 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, off road parking for 2 vehicles, rear enclosed garden with lawned area, raised decked area and large store/workshop. Viewings are recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Off road parking for 2 vehicles.

### VESTIBULE

Double glazed door to-

### ENTRANCE HALL

Laminate flooring, stairs to 1st floor and doors to-

### LOUNGE

**11' 5" x 13' 3" (3.49m x 4.06m)**

Double glazed window, radiator, TV point, laminate flooring, built in media wall with TV unit, built in fire, storage and double doors to-

### DINING ROOM

**9' 8" x 6' 8" (2.96m x 2.05m)**

Double glazed patio doors to rear, laminate flooring, coved ceiling and door to-

### KITCHEN

**11' 5" x 9' 0" (3.50m x 2.75m)**

Double glazed windows, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, wine racks, laminate flooring and tiled splash.

### PLAY ROOM/ UTILITY ROOM

**10' 9" x 6' 3" (3.28m x 1.93m)**

Double glazed window, power point, laminate flooring and under stairs storage.

### LANDING

Access to loft, storage cupboard and doors to-

### BEDROOM 1

**11' 4" x 11' 3" (3.46m x 3.45m)**

Double glazed window, radiator and built in storage cupboard.

### BEDROOM 2

**14' 6" x 8' 9" (4.42m x 2.69m)**

Double glazed window, laminate flooring and radiator.

### BEDROOM 3

**6' 10" x 11' 7" (2.10m x 3.54m)**

Double glazed window, laminate flooring and radiator.

### BATHROOM

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

### GARDEN

**21' 5" x 11' 10" (6.53m x 3.62m)**

Rear enclosed garden with lawned area, raised decked seating area, paved patio area, large store/workshop, water tap and outside electrics.

### VIEWINGS

By appointment

### 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 \*\*

