



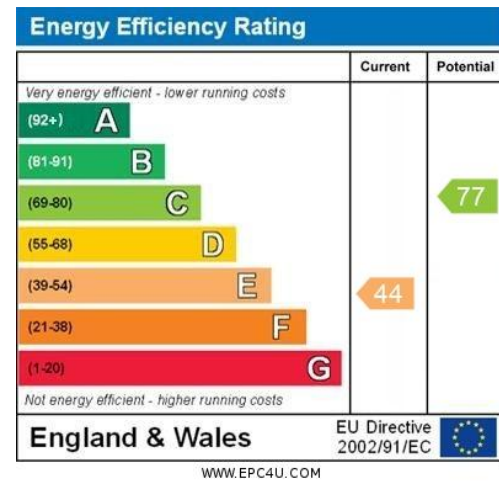
Lucy Boardman (Formerly Lloyds Bank) -

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.



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Victoria Street | Dalton-in-Furness | LA15 8HJ

Asking Price £99,950

- Fore Courted Mid Terrace Property
- Popular Location In Dalton
- Ideal For First Time Buyers
- Hallway, 2 Reception Rooms
- Fitted Kitchen/Diner
- Ground Floor Bathroom, 2 Double Bedrooms
- Rear Yard
- Viewings Recommended
- No Chain
- Council Tax Band A





Property Description

Situated in a popular location of Dalton-in-Furness close to local amenities, schools and transport links, this fore courted mid terrace property would suit a variety of buyers including first time buyers and is being sold with no chain. The property comprises of entrance hallway leading to 2 reception rooms, fitted kitchen/diner and a ground floor bathroom. To the first floor there are 2 double bedrooms. The property benefits from some double glazing and a rear yard with outhouse. Viewings are recommended and is being sold with vacant possession.

SERVICES

Electric, Water, Telephone and Drainage

FRONTAGE

Fore courted area with access gate and paved area and double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, coved ceiling, radiator and doors to –

LOUNGE

13' 9" x 11' 1" (4.21m x 3.39m)

Frosted window, feature fireplace with fire, coved ceiling and sliding door to dining room

DINING ROOM

8' 8" x 9' 8" (2.66m x 2.95m)

Double glazed window, storage cupboard and under stairs storage

KITCHEN/DINER

Double glazed window, fitted high shine cream wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, frosted window, tiled splash, plumbing for washer and door to rear hall area

REAR HALL

Tiled walls, door to rear yard and door to ground floor bathroom

GROUND FLOOR BATHROOM

Frosted windows, fitted 3 piece suite with low level w.c, pedestal hand wash basin, panel enclosed bath with mixer taps and shower head, tiled splash and radiator

LANDING

Doors to bedrooms

BEDROOM 1

13' 4" x 9' 6" (4.07m x 2.90m)

Double glazed window, over stairs storage and radiator

BEDROOM 2

12' 5" x 11' 3" (3.80m x 3.45m)

Double glazed window, fitted wardrobes with over bed fitment, vanity units, coved ceiling and radiator

REAR YARD

With access gate, outhouse and water tap

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.

