



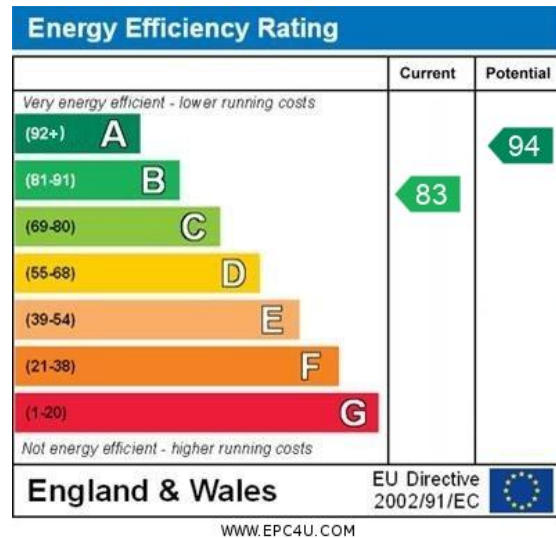
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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

D

#### Contact Details

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01229 825636



**Rusland Drive | Dalton-in-Furness | LA15 8UJ**

**Asking Price £285,000**

- Detached Family Home
- Cul De Sac Location In Dalton
- Hallway, Spacious Lounge
- Fitted Kitchen/Diner
- Ground Floor Cloaks/WC
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom
- Easy Maintenance Gardens
- Off Road Parking
- Council Tax Band D







## Property Description

Situated in a quiet cul de sac in a popular residential area of Dalton-in-Furness, this property offers excellent family living accommodation and is a short distance to local amenities, transport links and popular schools. Internally there is an entrance hallway giving access to a spacious lounge, modern fitted grey kitchen/diner with patio doors to the rear garden and ground floor cloaks/wc. To the first floor, the property has 3 bedrooms, family bathroom with the master bedroom having an ensuite. The property benefits from central heating, double glazing, off road parking, easy maintenance gardens with a pergola to the rear and pleasant views from the rear overlooking Dalton-in-Furness. Viewings are recommended.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Easy maintenance front garden area, off road parking, water tap and double glazed door to entrance hall

### ENTRANCE HALL

Double glazed frosted side panel window, laminate flooring, spotlight ceiling, radiator and doors to –

### LOUNGE

**12' 4" x 15' 8" (3.76m x 4.78m)**

Double glazed windows, laminate flooring, under stairs storage, spotlight ceiling, spindle staircase to first floor and radiator

### CLOAKS/WC

Double glazed frosted window, low level w.c, pedestal hand wash basin with taps, laminate flooring, spotlight ceiling and radiator

### KITCHEN/DINER

**17' 10" x 9' 8" (5.46m x 2.95m)**

Double glazed window, double glazed patio doors to rear, fitted wall and base storage units with worktops to compliment, integrated oven, 4 ring hob with extractor over, stainless steel 1 and a half bowl sink unit with mixer taps, integrated dishwasher, plumbing for washer, tiled splash, spotlight ceiling, laminate flooring and radiator

### LANDING

Double glazed window, laminate flooring, access to loft and doors to bedrooms and bathroom

### BEDROOM 1

**12' 9" x 13' 6" (3.90m x 4.13m)**

Double glazed window, laminate flooring, radiator and door to ensuite

### ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, walk in shower cubicle with shower, laminate flooring, tiled splash and radiator

### BEDROOM 2

**8' 8" x 11' 4" (2.65m x 3.47m)**

Double glazed window, laminate flooring, built in storage cupboard and radiator

### BEDROOM 3

**6' 9" x 8' 2" (2.08m x 2.51m)**

Double glazed window, laminate flooring and radiator

### BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with central mixer taps, shower over, tiled splash, laminate flooring and radiator

### GARDEN

Enclosed rear garden with lawned area, plants and borders, paved seating area with covered pergola and side access gate

### 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.

