



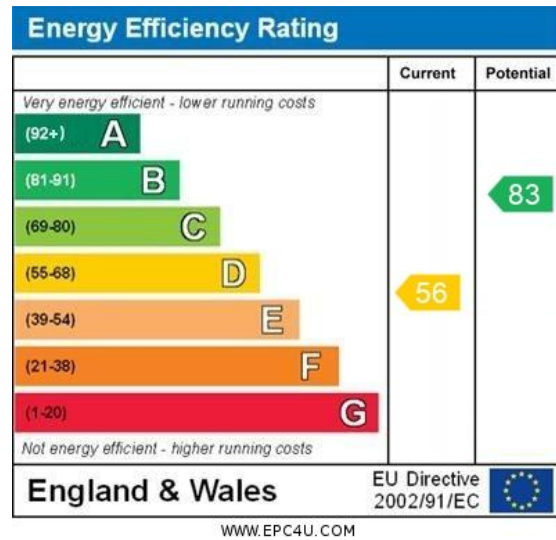
**Lucy Boardman** (Formerly Lloyds Bank) -

**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**  
A

**Contact Details**  
16 Cavendish Street  
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Cumbria LA14 1SB  
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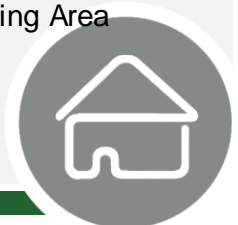
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01229 825636



**Cleator Street | Dalton-in-Furness | LA15 8RU**

**Asking Price £165,000**

- Extended Mid Terrace Property
- Popular Location In Dalton
- Accommodation Over 3 Floors
- Hallway, 2 Reception Rooms
- Modern Fitted White Kitchen
- 4 Bedrooms, Family Bathroom
- Central Heating, Double Glazing
- Rear Enclosed Yard Area With Seating Area
- Vacant Possession
- Council Tax Band A



**ROSS Estate Agencies**

Registered Office  
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Residential Sales Residential Lettings Commercial Sales & Lettings



## Property Description

We are pleased to bring to the market this extended mid terrace property with living accommodation over 3 floors situated in the popular residential area in Dalton-in-Furness close to local amenities, transport links and schools. The property comprises of hallway, lounge, dining room and modern fitted white kitchen/diner. To the first floor there are 2 bedrooms and a family bathroom and to the second floor it offers 2 further bedrooms. The property benefits from central heating, double glazing, rear enclosed yard with a decked raised seating area, enclosed area with artificial grass and paved area. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double glazed door to vestibule

### VESTIBULE

Paneled walls, laminate flooring and door to entrance hall

### ENTRANCE HALL

Laminate flooring, part paneled walls, stairs to first floor, radiator and doors to –

### DINING ROOM

**11' 3" x 10' 5" (3.43m x 3.19m)**

Double glazed window, laminate flooring, feature opening and radiator

### LOUNGE

**14' 0" x 10' 8" (4.28m x 3.27m)**

Double glazed window, feature fireplace with fire, under stairs storage, coved ceiling, radiator and door to kitchen/diner

### KITCHEN/DINER

Double glazed windows, double glazed door, fitted white high shine wall and base storage units with black worktops to compliment, inset black sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, microwave, plumbing for washer, tiled splash and radiator

### LANDING

Part paneled walls, stairs to 2nd floor and doors to –

### BEDROOM 1

**10' 3" x 14' 8" (3.14m x 4.49m)**

Double glazed window, fitted built in wardrobes with vanity unit, over stairs storage and radiator

### BEDROOM 2

**6' 7" x 11' 0" (2.01m x 3.36m)**

Double glazed window 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 mixer taps and double headed shower over, tiled splash and radiator

### STAIRS TO SECOND FLOOR

### BEDROOM 3

**14' 7" x 13' 11" (4.46m x 4.26m)**

Double glazed velux window and radiator

### BEDROOM 4

**14' 4" x 8' 4" (4.38m x 2.56m)**

Double glazed window with pleasant views over Dalton, storage cupboard and radiator

### YARD

Rear enclosed yard with access gate, decked seating area, enclosed area with artificial grass and seating area

### VIEWINGS

Key accompanied

### 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.

