



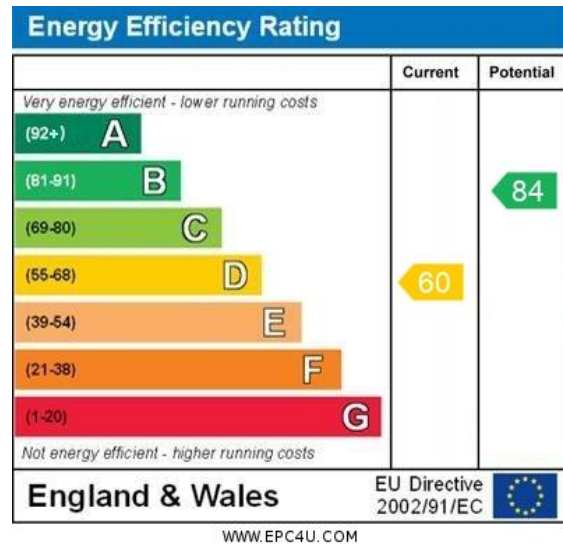
Lucy Boardman (Formerly Lloyds Bank) -

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

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Dale Terrace | Dalton-in-Furness | LA15 8DY

Asking Price £122,500

- End Terrace Property
- Well Presented And Tastefully Decorated
- Ready To Move Into
- Open Plan Lounge/Diner
- Fitted Kitchen
- 2 Double Bedrooms
- Good Size Family Bathroom
- Central Heating, Double Glazing
- Rear Enclosed Yard, Garage
- Council Tax Band A



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

Situated in the popular residential area of Dalton, this stunning end terrace property provides accommodation over 3 floors and is close to local amenities, transport links, schools and tourist attraction. The property is well presented, tastefully decorated throughout and ready to move into. It would suit a variety of buyers as it's been well looked after by the current vendor. The property offers excellent living accommodation comprising of open plan lounge, dining room, fitted kitchen, 2 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, pleasant views from both bedrooms overlooking Dalton and the Cricket ground and an enclosed rear yard. If you enjoy a game of cricket then this is the perfect house for you!! There's also parking outside and a garage to the side of the property, however you would need to reverse down the street as access is quite restricted. The property is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double glazed door to lounge

LOUNGE

12' 0" x 13' 2" (3.68m x 4.03m)

Double glazed window, feature open fireplace, wall radiator, radiator and open to dining room

DINING ROOM

10' 9" x 11' 1" (3.28m x 3.39m)

Double glazed window, stairs to first floor, under stairs storage, wall radiator and door to kitchen

KITCHEN

Double glazed window, double glazed door to rear, fitted wall and base storage units with worktops to compliment, circular sink unit with drainer and mixer taps, integrated oven, 4 ring hob, plumbing for washer, tiled splash, laminate flooring and radiator

LANDING

Balustrade, stairs to second floor, wall radiator and doors to bedroom and bathroom

BEDROOM 1

11' 11" x 13' 5" (3.64m x 4.11m)

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 jet spa bath with taps, shower over, tiled splash, storage cupboard and radiator

SECOND FLOOR

Door to bedroom 2

BEDROOM 2

11' 7" x 13' 5" (3.55m x 4.10m)

With pleasant views, double glazed windows, storage in eaves and radiator

GARAGE

9' 4" x 15' 7" (2.86m x 4.75m)

With power, double gates to front and gate to rear

COURTYARD

Rear enclosed courtyard with access gate, pleasant views towards the Cricket grounds, access to garage, seating area and artificial grass

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 - £30.00 Inc VAT
 ** This is non refundable once the AML check has been carried out **

