



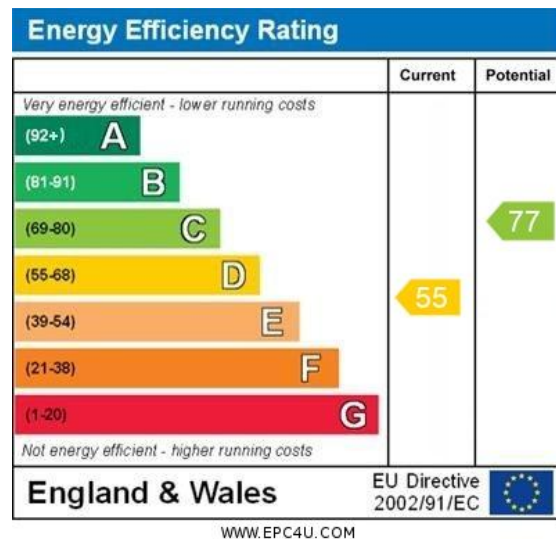
Lucy Boardman (Formerly Lloyds Bank) -

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

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Eskdale Drive | Dalton-in-Furness | LA15 8NX

Asking Price £165,000

- Well Presented Family Home
- Popular Residential Area In Dalton
- Entrance Hallway, Utility Room
- Spacious Lounge/Diner, Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Central Heating, Double Glazing
- Off Road Parking
- Gardens To Front/Rear
- Council Tax Band A



ROSS Estate
Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this well presented and tastefully decorated family home in the popular location in Dalton-in-Furness close to local amenities, transport links and schools. The property comprises of entrance hallway giving access to a spacious open plan lounge/diner, fitted kitchen and utility room. To the first floor the property has 2 double bedrooms and a bathroom. The property benefits from central heating, double glazing, double gates leading to off road parking, front garden with lawned area, extensive rear garden with lawned area, plants, shrubs, shed and paved seating areas. The property will be sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double gates leading to off road parking, access gate to front garden with lawned areas, plants, shrubs, paved area, rear access gate and double glazed door to entrance hall

ENTRANCE HALL

Double glazed frosted side panel, stairs to first floor, radiator and doors to –

LOUNGE/DINER

21' 2" x 11' 2" (6.46m x 3.41m)

Double glazed bay window, feature fire surround with coal effect fire, coved ceiling, double glazed patio doors to rear and door to kitchen

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for washer, tiled splash, tiled flooring and walk in pantry with double glazed window/shelving

UTILITY ROOM

5' 11" x 10' 2" (1.81m x 3.10m)

Double glazed frosted window, wall units and (boiler)

LANDING

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

BEDROOM 1

14' 2" x 9' 6" (4.33m x 2.90m)

Double glazed window, built in double door wardrobes, over stairs storage and radiator

BEDROOM 2

9' 8" x 11' 0" (2.96m x 3.37m)

Double glazed window and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath with telephone style mixer taps/shower head, paneled walls and radiator

GARDEN

Extensive rear garden with lawned areas, plants, shrubs, trees, storage shed, paved seating area, access gate to front 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.

Anti-Money Laundering checks cost - £30.00 Inc VAT
 ** This is non refundable once the AML check has been carried out **

