



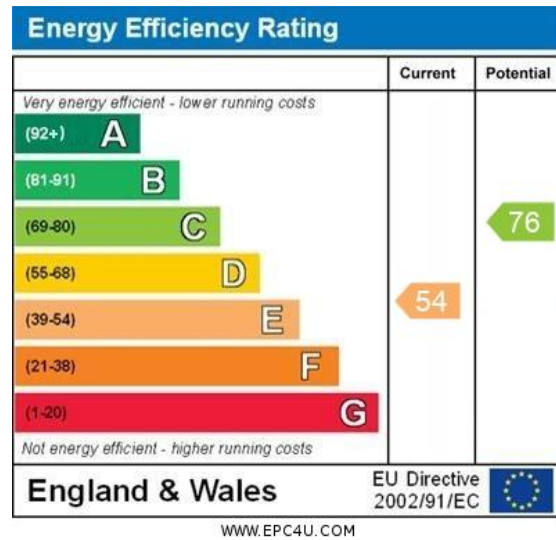
Lucy Boardman (Formerly Lloyds Bank) -

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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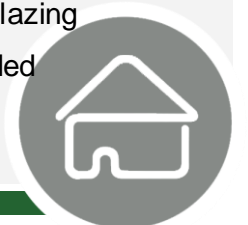
01229 825636



Ashworth Street | Dalton-in-Furness | LA15 8SH

Asking Price £139,950

- Forecourt Mid- Terrace Property
- Popular Location In Dalton-In-Furness
- Well Presented, Tastefully Decorated Throughout
- Lounge, Dining Room
- Fitted Kitchen, Utility Room, Cloaks/W.C
- 2 Double Bedrooms, Bathroom Suite
- Rear Yard With Seating Area
- Central Heating, Double Glazing
- Viewings Are Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented and tastefully decorated fore-courted mid terrace property in the popular location in Dalton-In-Furness, close to local amenities, transport links, schools and tourist attractions. The property is ready to move in condition and comprises of entrance hallway leading to open plan lounge, dining room, fitted white kitchen, utility room, ground floor cloaks/W.C. To the first floor, the property offers 2 double bedrooms and a 4 piece suite bathroom. The property benefits from central heating, double glazing and rear enclosed yard with a seating area. Viewings are highly recommended to appreciate size and standard offer.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Access gate, paved seating area, double glazed door

ENTRANCE HALLWAY

Stairs to first floor, radiator and door to

LOUNGE

12' 7" x 10' 10" (3.85m x 3.32m)

Double glazed window, storage cupboard, archway to dining room, a radiator and door to kitchen

DINING ROOM

10' 11" x 10' 7" (3.35m x 3.24m)

Double glazed window, feature fire surround with coal

effect fire, coved ceiling, storage cupboard, built in shelving and a radiator

KITCHEN

Double glazed window, double glazed door, fitted white wall and base drawer units with work tops to compliment, inset stainless steel sink unit with mixer taps, cooker point, tiled splash, coved ceiling, tiled flooring, a radiator and open to

UTILITY ROOM

8' 1" x 7' 3" (2.48m x 2.22m)

Double glazed frosted window, plumb for washer, work top/wall unit, tiled flooring and door to Cloaks/W.C

CLOAKS/W.C

Double glazed frosted window, low level W.C and tiled flooring

LANDING

Spindle balustrade, access to loft and doors to

BEDROOM 1

10' 7" x 14' 0" (3.23m x 4.29m)

Double glazed window, coved ceiling and a radiator

BEDROOM 2

12' 9" x 8' 5" (3.89m x 2.59m)

Double glazed window, coved ceiling and a radiator

BATHROOM

Double glazed window, 4 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed

bath, corner shower cubicle with shower, paneled walls and a radiator

YARD

Access gate, decked area with artificial grass, seating area, water tap and storage shed

VIEWING

Key accompanied

Draft particular subject to client approval

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 **

