



**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

B

#### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossstateagencies.com](http://www.rossstateagencies.com)

Sales @rossstateagencies.co.uk

01229 825636



### Dendron Close | Dalton-in-Furness | LA15 8XF

Asking Price £175,000

- Well presented Family Home
- Cul De Sac Location In Dalton
- Hall, Spacious Lounge
- Fitted Kitchen
- 2 Bedrooms, Bathroom
- CH, DG
- Easy Maintenance Gardens
- Off Road Parking, Garage
- Vacant Possession
- Council Tax Band B



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Agencies

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sales@rossstateagencies.co.uk  
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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are delighted to bring to the market this well presented family home in the cul-de-sac location in Dalton-In-Furness, close to local amenities, transport links, schools, etc. The property comprises of entrance hall area leading to spacious lounge, kitchen, 2 bedrooms and a bathroom. The property benefits from CH, DG, ample parking for several cars, garage and easy maintenance gardens. Viewing is highly recommended and it is also being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### LOCATION

<https://what3words.com/kind.optimists.voting>

### VESTIBULE

Double glazed door

### ENTRANCE HALL

Double glazed door, storage cupboard, laminate flooring, double glazed windows, dado rail, coved ceilings, door to

### LOUNGE

**9' 11" x 15' 10" (3.04m x 4.83m)**

Radiator, double glazed window, feature fire surround with fire, coved ceilings, open staircase to 1st floor

### KITCHEN

Double glazed window, double glazed door to rear,

fitted wall base drawer units with worktops to compliment, cooker point, plumbing for washer, tiled splash, coved ceilings

### LANDING

Access to loft, coved ceilings, doors to

### BEDROOM 1

**12' 7" x 8' 6" (3.86m x 2.61m)**

Radiator, double glazed window, coved ceilings, over stairs storage cupboard

### BEDROOM 2

**8' 6" x 9' 9" (2.61m x 2.99m)**

Radiator, double glazed window, coved ceiling

### BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash, laminate flooring

### GARDEN

Rear/side area with paved seating area, water tap, side access gate, access to garage

### GARAGE

**9' 4" x 19' 9" (2.87m x 6.02m)**

Up/over door, power/light, work surface, cupboard

### 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 - £25.00 + VAT

**\*\*This is non refundable once the AML check has been carried out\*\***

