

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.

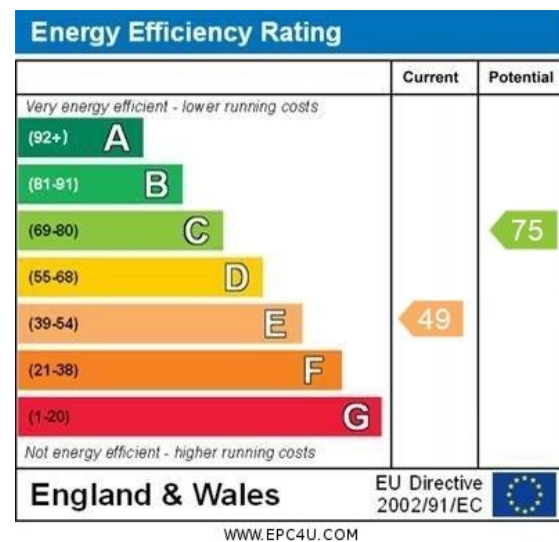
General

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.

ROSS

Estate Agencies



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.



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Chapel Street | Dalton-in-Furness | LA15 8RY

Asking Price £179,950

- Forecourt Mid Terrace Property
- Popular Location In Dalton-In-Furness
- Excellent Family Living Accommodation Over 3 Floors
- Hallway, Lounge
- Dining Room/Sitting Room
- Fitted Kitchen, Ground Floor Bathroom
- 3 Bedrooms, Master Having Ensuite
- CH, DG, Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are pleased to bring to the market this well presented forecourt mid terrace property in the popular location of Dalton-In-Furness, close to local amenities, transport links, schools etc. The property offers excellent family living accommodation over 3 floors and comprises of entrance hallway giving access to a lounge, dining room/sitting room, galley style modern fitted kitchen, ground floor bathroom, 3 bedrooms with master having ensuite. The property benefits from central heating, double glazing and a rear yard. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/cutlets.tumblers.labs>

ENTRANCE HALL

Radiator, double glazed door, laminate flooring, stairs to 1st floor, doors to

LOUNGE

10' 7" x 9' 3" (3.23m x 2.82m)

Radiator, double glazed window, laminate flooring, wall mounted electric fire, grey laminate flooring, storage cupboard

SITTING/DINING ROOM

12' 11" x 14' 0" (3.96m x 4.29m)

Radiator, double glazed window, door to

KITCHEN

6' 0" x 13' 1" (1.85m x 3.99m)

double glazed window, fitted coloured wall base drawer units with worktops to compliment, inset stainless steel unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for a washer, open to

REAR HALL AREA/UTILITY

Double glazed door to rear, door to ground floor bathroom

GROUND FLOOR BATHROOM

Radiator, double glazed frosted window, 3 piece suite, low level W.C, corner pedestal hand wash basin with mixer taps, shaped panelled enclosed bath with mixer taps/shower head, tiled splash

LANDING

Stairs to 2nd floor, doors to

BEDROOM 2

14' 4" x 8' 0" (4.37m x 2.46m)

Radiator, double glazed window, built in storage/hanging

BEDRRROOM 3

13' 1" x 14' 0" (3.99m x 4.29m)

Radiator, double glazed window, built in storage/hanging, laminate flooring

2ND FLOOR

Stairs to 2nd floor with storage in eaves, spindle balustrade, door to master bedroom, borrowed window

MASTER BEDROOM

14' 0" x 10' 7" (4.29m x 3.25m)

Radiator, double glazed window, spotlight ceiling, borrowed window, door to ensuite

ENSUITE

Radiator, low level W.C, pedestal hand wash basin with taps, walk in shower cubicle with shower, tiled walls, tiled flooring, spotlight ceiling

YARD

Paved seating area, access gate, water tap, storage shed

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

