

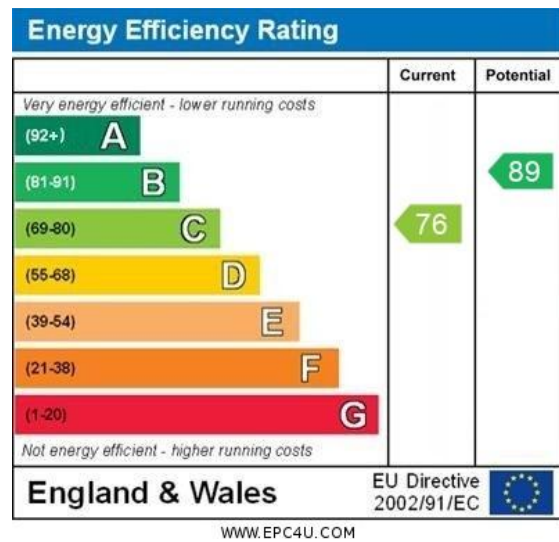
Lucy Boardman (Formerly Lloyds Bank) -

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.



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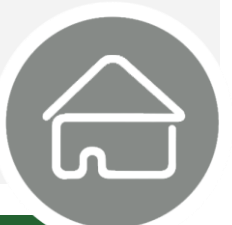
Estate Agencies



Butts Beck | Dalton-in-Furness | LA15 8EP

Asking Price £149,950

- Well Presented Mid Terrace Property
- Completely Renovated Throughout
- Popular Location In Dalton
- Lounge, Dining Room
- Modern Fitted Kitchen
- Modern 3-Piece Suite Bathroom
- 3 Bedrooms
- CH, DG, Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market this well-presented ad tastefully decorated mid terrace property in the popular location of Dalton in Furness, close to local amenities transport links, school and local tourist attractions. The property has been fully renovated throughout by the current vendor and ready to move into. The property comprises of lounge with spindle staircase to first floor, dining room, modern recently fitted grey kitchen, ground floor modern white bathroom site. To the first floor the property has 3 good sized bedrooms. The property benefits for central heating, double glazing, rear enclosed yard with seating area. Viewing is highly recommended to appreciate size and standard on offer, it's also being sold with vacant possession

SERVICES

Gas, Electricity, Water, Drainage

LOCATION

<https://what3words.com/exploring.rods.multiples>

FRONTAGE

Double glazed door to

LOUNGE

13' 1" x 12' 2" (4.00m x 3.72m)

Double glazed window, radiator, feature stairs to 1st floor and door to

DINING ROOM

9' 0" x 12' 4" (2.76m x 3.77m)

Double glazed window, radiator, open to kitchen

KITCHEN

9' 10" x 6' 7" (3.02m x 2.03m)

Double glazed window, double glazed door, recently fitted grey wall base drawer units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, radiator, tiled splash and door to

BATHROOM

Ground floor double glazed frosted window, 3 piece-suite, modern white low-level WC, pedestal hand wash basin with feature taps, paneled enclosed bath with telephone style mixer taps/shower head, radiator and tiled splash

LANDING

Spindle staircase, access to loft and doors to

BEDROOM 1

12' 2" x 9' 7" (3.73m x 2.93m)

Double glazed window, radiator and storage cupboard

BEDROOM 2

9' 3" x 9' 3" (2.84m x 2.83m)

Double glazed window and radiator

BEDROOM 3

10' 0" x 6' 7" (3.05m x 2.02m)

Double glazed window and radiator

YARD

Rear enclosed yard with raised seating area with shale, access gate and outside electric

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

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.

