

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.

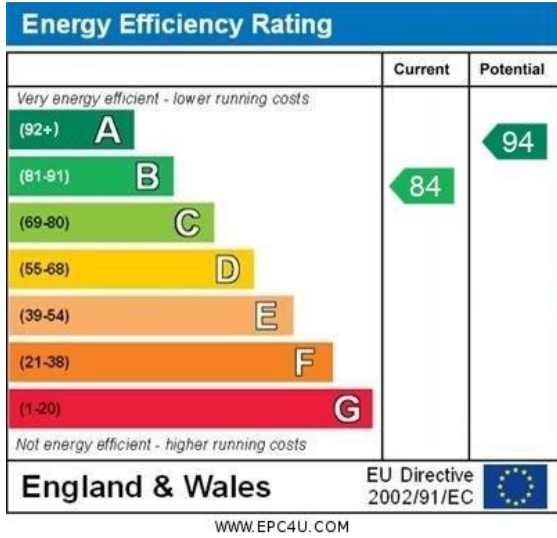
Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out

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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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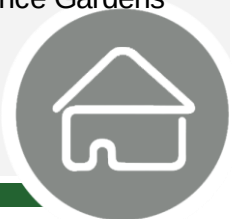
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Estate Agencies



Abbey Meadows | Dalton-in-Furness | LA15 8TH Asking Price £349,950

- Detached Family Home
- Sought After Location In Dalton
- Hall, Spacious Lounge, Dining Room
- Modern Fitted Kitchen/Diner
- 4 Bedrooms, Master Having En-Suite
- Family Bathroom
- CH, DG, Ground Floor Cloaks/W.C
- Off Road Parking, Easy Maintenance Gardens
- Viewing Highly Recommended
- Council Tax Band D





Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home in a sought after location in Dalton-In-Furness, close to local amenities, transport links, schools, etc. The property offers excellent family living accommodation comprising of entrance hallway giving access to spacious lounge, dining room, ground floor cloaks/W.C and a modern fitted kitchen/diner. To the first floor, the property offers 4 good size bedrooms with master having En-Suite and a family bathroom. The property benefits from central heating, double glazing, off road parking, easy maintenance front garden with an enclosed rear garden with decked seating area with a covered pergola, wooden bar/store, paved seating area and artificial grass. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/brains.rejoiced.corrects>

FRONTAGE

Easy maintenance front garden area with paved area, off road parking, access to garage and double glazed door to

HALLWAY

Laminate flooring, door to cloaks/W.C, spindle stair case to first floor, under stairs storage and doors to

LOUNGE

11' 9" x 21' 5" (3.60m x 6.55m)

Double glazed window, double glazed patio doors, feature wood burner style fire with plyth, spotlight ceiling and a radiator

STUDY

10' 9" x 9' 8" (3.28m x 2.97m)

Double glazed window and a radiator

KITCHEN/DINER

11' 7" x 17' 5" (3.54m x 5.32m)

Double glazed window, double glazed patio doors, modern fitted high shine grey wall and base drawer units with worktops to compliment, inset white sink with mixer taps, integrated oven, 4 ring hob with extractor over, fridge, freezer, plumb for washer, tiled splash, laminate flooring, spotlight ceiling and a radiator

LANDING

Spindle balustrade, access to loft, radiator and doors to

BEDROOM 1

10' 5" x 12' 6" (3.19m x 3.82m)

Double glazed window, a radiator and door to en-suite

EN-SUITE

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, full length size walk in shower unit with shower, tiled splash, radiator, tiled flooring and spotlight ceiling

BEDROOM 2

10' 0" x 11' 11" (3.06m x 3.64m)

Double glazed window and a radiator

BEDROOM 3

11' 1" x 11' 5" (3.39m x 3.49m)

Double glazed window and a radiator

BEDROOM 4

8' 11" x 7' 10" (2.73m x 2.41m)

Double glazed window, a radiator and a storage cupboard

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps/shower over, tiled splash, laminate flooring, spotlight ceiling and a storage cupboard

GARDEN

Rear enclosed garden with great outside area with raised decked area with wooden pergola, paved area, artificial grass, outside bar/store, shale area, access gate and plants/shrubs

