

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.

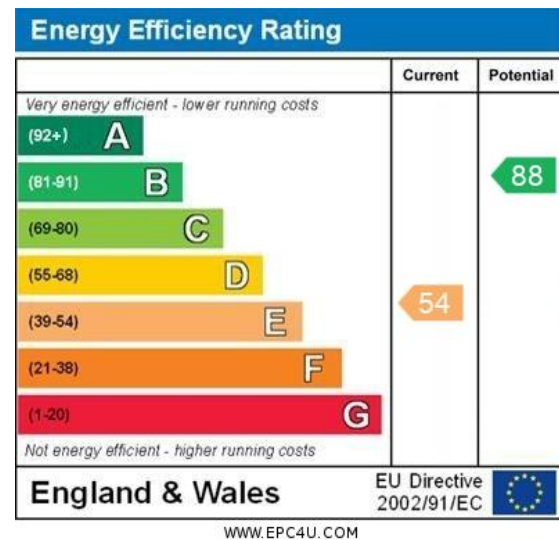
General

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.



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

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

Tenure

Freehold

Council Tax Band

A

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Station Terrace | Dalton-in-Furness | LA15 8PP

Asking Price £140,000

- Mid Terrace Property
- Popular Location in Dalton
- Open Plan Lounge/Dining Room
- Kitchen/Diner
- 2 Bedrooms
- Cloaks/WC
- CH & DG
- Rear Yard
- Vacant Possession
- Council Tax Band A





Property Description

Mid terrace property with accommodation over 3 floors in Dalton-In-Furness. Close to local amenities, transport links and schools. The property compromises off lounge, dining room, downstairs to the kitchen dining area. To the first floor the property offers 2 bedrooms and a bathroom. The property benefits from central heating, double glazing and rear yard.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/dish.inefficient.dolls>

FRONTAGE

Double glazed door

VESTIBULE

Borrowed frosted window and door to

LOUNGE

13' 0" x 12' 2" (3.97m x 3.73m)

Double glazed by window, radiator, door to first floor and open to

DINING ROOM

10' 2" x 13' 5" (3.11m x 4.09m)

Double glazed window, radiator, feature fire surround with fire and door to downstairs kitchen

KITCHEN/DINER

10' 3" x 11' 10" (3.14m x 3.63m)

Double glazed window, door to hall area, fitted base units with worktops to compliment, inset stainless steel sink with mixer taps, cooker point, plumbing for washer, under stairs storage, tiled splash, tiled flooring and open to dining area

KITCHEN/DINER AREA

11' 11" x 9' 1" (3.65m x 2.78m)

Radiator, built in storage cupboards, open to kitchen

UTILITY ROOM

Rear hall area, double glazed window, double glazed door to rear yard and door to ground floor bathroom

LANDING

Spindle balustrade, access to loft and doors to

BEDROOM 1

11' 6" x 10' 7" (3.53m x 3.23m)

Double glazed window, radiator and coved ceiling

BEDROOM 2

12' 4" x 7' 10" (3.77m x 2.39m)

Double glazed window and radiator

CLOAKS/WC

Low level WC, hand wash basin with taps/tied splash

GROUND FLOOR BATHROOM

Double glazed window, radiator, white 3-piece suite low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer taps/shower head, part panelled walls and panelled ceiling

YARD

Access gate/store

AGENCY 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

