

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.

Tenure

Freehold

Council Tax Band

C

Contact Details

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

www.rossestateagencies.com

Sales @ rossestateagencies.co.uk

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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.



ROSS Estate
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Merlin Drive | Dalton-in-Furness | LA15 8QE

Asking Price £239,950

- Semi Detached Dornier Bungalow
- Popular Location In Dalton
- Excellent Family Living Accommodation
- Open Plan Lounge/Diner
- Modern Fitted Ground Floor Bathroom
- Modern Fitted Kitchen/Diner
- 3 Bedrooms
- CH,DG Off Road Parking/Conservatory
- Gardens To Front/Rear
- Council Tax Band C





Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached extended dormer bungalow in a popular residential area in Dalton, close to local amenities, transport links, schools etc. The property has been renovated to a high standard and is ready to move into. The property comprises of entrance porch giving access to a open plan lounge/dining area, rear hall area, modern fitted kitchen/diner with built in appliances, modern fitted shower room and 3 bedrooms. The property benefits from central heating, double glazing, good size conservatory, off road parking for several cars, easy maintainance front/rear garden with paved seating area and a storage shed. The property is being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/bucket.answer.outbound>

FRONTAGE

Off road parking for several cars, access to rear lawn area with plants/shrubs

PORCH

Double glazed door, double glazed window, door with coloured glass side panel

LOUNGE/DINER

18' 8" x 14' 3" (5.71m x 4.35m)

Open plan lounge/diner area with open archway,

double glazed bay window, double glazed window to side, feature fireplace with coal effect fire, dado rail, coved ceilings, door to

HALL AREA

Stairs to 1st floor, under stairs storage, laminate flooring, dado rail, open to kitchen/diner, door to bathroom

KICTHEN/DINER

19' 1" x 8' 11" (5.83m x 2.72m)

Radiator, double glazed window, double glazed patio doors, recently fitted grey wall base drawer units with worktops to compliment, stainless steel sink with mixer taps, integrated double oven, 5 ring hob with extractor over, plumbing for a washer, integrated dishwasher, fridge, laminate flooring and coved ceilings

CONSERVATORY

8' 9" x 15' 3" (2.69m x 4.65m)

Double glazed patio doors, double glazed windows, laminate flooring, spotlight ceiling

LANDING

Open plan staircase to 1st floor, dado rail, doors to

BEDROOM 1

18' 9" x 8' 11" (5.73m x 2.72m)

Radiator, double glazed window, built in sliding mirrored door wardrobes x2, access to loft

BEDROOM 2

9' 6" x 9' 1" (2.91m x 2.77m)

Radiator, double glazed window, coved ceiling

BEDROOM 3

9' 0" x 8' 11" (2.76m x 2.72m)

Radiator, double glazed window

BATHROOM

Radiator, double glazed frosted window, modern fitted bathroom suite with low level W.C, hand wash basin with vanity unit, black mixer taps, walk in shower cubicle with double headed shower, tiled splash, laminate flooring, panelled ceiling with spotlights

GARDEN

Rear enclosed garden with paved seating area, artificial grass, plants/borders, raised flower beds, access to shed, paved area, side access gate

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 **

