ROSS Estate Agencies







## Egerton Terrace | Dalton-in-Furness | Cumbria | LA15 8HX

## Offers In Region Of £199,950

- Extended Mid-Terrace Property
- Popular Location In Dalton
- Lounge, Dining Room
- Galley Style Extended Kitchen
- GF Shower Room, 3 Bedrooms
- Family Bathroom, CH, DG, Rear Yard
- Extensive Rear Enclosed Garden
- Detached Garage
- Pre-Approved Planning For Detached Bungalow
- Council Tax Band A





## Property Description

We are pleased to bring to the market this mid-terrace family home in the popular residential area close to local amenities, transport links and schools.

The property comes with excellent living accommodation and also a real gem of an extensive rear separate garden and detached garage with pre-approved planning for a detached two-bedroom bungalow with off road parking.

The property comprises of vestibule, lounge, dining room, extended galley style fitted kitchen with appliances and a ground floor shower room. To the first floor the property has three good size bedrooms, a family bathroom and a walk-in store area. The property benefits from central heating, double-glazing and a rear yard.

The property has been in the family since 1926 and has the added bonus of the extensive rear garden over the access road with a detached garage/workshop/summer house. The property would suit a family looking for good living accommodation and outside gardens
The property is being sold with vacant possession.

**SERVICES**
Gas, electric, water, telephone, drainage.

**LOCATION**
Egerton Terrace is on the outskirts of Dalton on Broughton Road close to local amenities and transport links.

What 3 words - ///rigid.inversion.fact

**SERVICES**
Gas, Electric, Water, Telephone, Drainage

**LOCATION**
Egerton Terrace is on the outskirts of Dalton, on Broughton Road, close to local amenities, transport links etc - https://what3words.com/rigid.inversion.fact

**FRONTAGE**
Doo to vestibule, tiled flooring, coved ceiling and door to

**VESTIBULE**
Tiled flooring, coved ceiling and door to

**LOUNGE**
**11' 7" x 14' 6" (3.54m x 4.44m)** Double glazed window, feature fire surround with coal effect fire, storage cupboard, dado rail, coved ceiling and double sliding doors to dining room

**DINING ROOM**
**11' 5" x 14' 6" (3.49m x 4.44m)** double glazed window, feature fire surround, coal effect fire, storage cupboard, coved ceiling, understairs storage, stairs to first floor, dado rail and door to

**EXTENDED GALLEY STYLE KITCHEN**

**10' 9" x 6' 11" (3.29m x 2.12m)** Double glazed windows, double glazed doors, fitted wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated double oven, 4-ring hob with extractor over, plumbing for washer, tiled splash, wall heater, sliding door to ground shower room

**GROUND FLOOR SHOWER ROOM**

Double glazed frosted window, low level WC, hand wash basin with mixer taps/vanity unit, shower cubicle with shower, tiled splash and tiled flooring

**LANDING**

access to the loft, walk-in storage cupboard with hanging/shelving and doors to

**BEDROOM 1**

**12' 5" x 11' 8" (3.81m x 3.58m)** Double glazed window, fitted built-in 2 x double door wardrobes with storage/vanity shelf, wall mounted heater and coved ceiling

**BEDROOM 2**

**11' 8" x 11' 5" (3.58m x 3.50m)** Double glazed window, wall heater, over stairs storage, built-in double door, wardrobes with vanity unit and coved ceiling

**BEDROOM 3**

**8' 0" x 10' 10" (2.44m x 3.31m)** Double glazed window and coved ceiling

**BATHROOM**

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, corner bath with taps, corner shower cubicle with shower, tiled walls, wall heater and coved ceiling

**YARD**

Paved area, access gate to rear communal and gate to

**EXTENSIVE GARDEN**

Enclosed private rear garden with plenty of mature plants, shrubs, trees, shed, summer house, greenhouse, lawned area, vendor has given approximate dimensions 16.5m x 25m, access to detached garage with workshop

**GARAGE**

**16' 3" x 13' 3" (4.96m x 4.04m)** Roller door, 2 windows, pit, power/light and sliding door to

**WORKSHOP**

**9' 1" x 13' 1" (2.79m x 4.00m)** Sliding door, window and power/light











**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 **








## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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