

# ROSS Estate Agencies

**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.

**Tenure**  
Freehold

**Council Tax Band**

**Contact Details**  
16 Cavendish Street  
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Cumbria LA14 1SB  
Tel (01229) 825636

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01229 825636




**Church Street | Dalton-in-Furness | LA15 8BA**

**Offers over £105,000**

- Located Close To Dalton Church
- 3 Garages
- 4 Storage Areas, Woodland
- Full Planning Permission
- Walled Garden
- PP For 3 Bedroom Property, Garage
- Individual And Unique Development
- Conservation Area
- Unique And Individual Project
- Viewing By Appointment Only



Registered Office  
16 Cavendish Street  
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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

Great development opportunity in a quiet, semi rural part of Dalton-in-Furness comprising of 1 single garage adjoining a double garage next to a traditional detached garage. The lower level has 3/4 workshop areas formerly stables and an office. The buildings overlook St Thomas's valley and are set in approximately 1 quarter of an acre of hillside woodland. There is full detailed planning permission for the conversion to a 3 bedroomed property. The building regulation fees having been paid for said development. The buildings could also be used as craft workshops or similar subject to planners' agreement or simply used as garages. Viewing is by appointment only and plans are in the office.

### VIEWINGS

Viewing is by appointment only and plans are in the office.

### 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 Plus VAT \*\* This is non refundable once the AML check has been carried out \*\*

