

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Lancaster Street | Dalton-in-Furness | LA15 8SD

Asking Price £85,000

- Spacious End Terrace Property
- Popular Location In Dalton-in-Furness
- Hallway, 2 Reception rooms
- Kitchen, 2 Double bedrooms
- Bathroom
- Rear Yard
- CH,DG
- Vacant Possession
- Updating Is Required
- Council Tax Band A





Property Description

SUMMARY

Calling all property developers and landlords. We are pleased to bring to the market this spacious end terrace property in the popular location in Dalton-in-Furness, close to a popular primary school, amenities and transport links etc. The property is in need of renovating and updating throughout which is reflected in the asking price. The property comprises of entrance hallway giving access to 2 reception rooms and a kitchen. To the first floor the property has 2 double bedrooms and a bathroom. The property benefits from central heating, double-glazing and a rear yard. The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

The property is located off Chapel Street on to High Cleator Street then right into Lancaster Street.
<https://what3words.com/react.stylists.swam>

FRONTAGE

Double-glazed door to

ENTRANCE HALL

Stairs to first floor, radiator and doors to

LOUNGE

10' 10" x 13' 10" (3.31m x 4.22m) Double-glazed window, laminate flooring, feature fireplace with pebble effect fire and an under stairs storage cupboard.

DINING ROOM

9' 7" x 9' 4" (2.93m x 2.86m)

Double-glazed window, storage cupboard and a radiator.

KITCHEN

Double-glazed window, double-glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl sink with mixer taps, integrated oven, 4 ring hob, plumbing for water and tiled splash.

LANDING

Double-glazed window and doors to

BEDROOM 1

13' 3" x 9' 0" (4.04m x 2.75m)

Double-glazed window, radiator and a storage cupboard.

BEDROOM 2

12' 8" x 10' 11" (3.88m x 3.33m)

Double-glazed window, built in wardrobes with overbed fitment, radiator and doors to Bathroom

BATHROOM

Double-glazed frosted window, low level WC, pedestal handwasher basin with taps, panelled enclosed bath with taps, storage cupboard, radiator and tiled splash.

GARDEN

Yard with an access gate

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 **

