

**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

A

#### Contact Details

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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.



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# ROSS

## Estate Agencies



**Prince Street | Dalton-in-Furness | LA15 8EX**

**Asking Price £110,000**

- Forecourt Mid Terrace Property
- Popular Location In Dalton
- Hallway, Bay Window Lounge
- Dining Room, Kitchen, Utility Room
- 2 Bedrooms
- Bathroom
- CH, DG (Except 1 Window), Rear Yard
- Updating Is Required
- Vacant Possession
- Council Tax Band A







Property Description

We are pleased to bring to the market this forecourt mid terrace property in a popular residential area in Dalton close to local amenities, transport links, schools etc. The property is in need of modernising and updating which is reflected in the asking price. The property comprises of vestibule, entrance hallway, bay window lounge open to the dining room, utility room, kitchen, ground floor cloaks/W.C, 2 bedrooms and a bathroom. The property benefits from central heating, double glazing (except 1 window), rear yard with outhouse/store. The property is being sold with vacant possession.

SERVICES

Gas, Water, Drainage, Electric, Telephone

LOCATION

https://what3words.com/scarecrow.rats.frosted

FRONTAGE

Access gate to forecourt paved area, double glazed door to

VESTIBULE

Part tiled walls, coved ceiling, door to

ENTRANCE HALL

Radiator, stairs to 1st floor, dado rail, coved ceiling, door to

LOUNGE

11' 2" x 16' 1" (3.42m x 4.91m)

Radiator, double glazed bay window, feature fire

surround with fire, coved ceiling with ceiling rose, open archway to

DINING ROOM

11' 10" x 12' 4" (3.63m x 3.78m)

Radiator, double glazed window, coved ceiling, fire with hearth, under stairs storage, doors to

UTILITY ROOM

6' 8" x 9' 10" (2.05m x 3.00m)

Double glazed windows, plumbing for a washer, built in storage cupboard, open to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel unit with mixer taps, cooker point, tiled splash, sliding doors to

GROUND FLOOR CLOAKS

Frosted window, low level W.C, part tiled walls

LANDING

Spindle balustrade, built in storage cupboard, dado rail, doors to

BEDROOM 1

12' 5" x 14' 7" (3.79m x 4.47m)

Radiator, double glazed windows, picture rail

BEDROOM 2

12' 4" x 9' 7" (3.78m x 2.93m)

Radiator, double window, built in storage cupboard (boiler)

BATHROOM

Radiator, double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, built in storage cupboard, part panelled walls

YARD

Access gate, outhouse/store, paved area

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\*\*

