



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		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.



King Street | Dalton-in-Furness | LA15 8EL

Asking Price £118,000

- Pleasant Terrace Property
- Cul De Sac Location
- Well Presented And Tastefully Decorated
- 2 Reception Rooms
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- CH, DG Rear Yard
- Viewing Highly Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented and tastefully decorated mid terrace property in a cul-de-sac location in Dalton, close to local amenities, transport links, schools etc. The property comprises of vestibule, pleasant sitting room, lounge with feature open fireplace, open to the fitted kitchen, two double bedrooms to the first floor and a bathroom. The property benefits from central heating, double lazing, rear enclosed yard, with seating area. The property is ready to move into and would suit a variety of buyers. Viewings are highly recommended.

SERVICES

Gas, electric, Water, Telephone, Drainage

LOCATION

King Street is off Market Street in Dalton - <https://what3words.com/templates.crimson.tortoises>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Door to

SITTING ROOM

12' 2" x 9' 11" (3.71m x 3.04m)

Double glazed window, radiator, feature panelled walls, stairs to first floor and open to

LOUNGE

12' 0" x 11' 2" (3.66m x 3.42m) Double glazed window, open fireplace, understairs storage and open to the kitchen

KITCHEN

6' 1" x 7' 5" (1.87m x 2.27m) Double glazed window, double glazed door to rear, fitted wall base units with worktops to compliment, inset black sink with mixer tap, cooker point, plumbing for washer, tiled splash and tiled flooring

LANDING

Access to the loft and doors to

BEDROOM 1

10' 0" x 11' 11" (3.05m x 3.65m)

Double glazed window, radiator, storage cupboard and part panelled walls

BEDROOM 2

12' 0" x 11' 8" (3.68m x 3.56m)

Double glazed window, radiator, storage cupboard housing the boiler and door to the bathroom

BATHROOM

Double glazed frosted window, radiator, 3-piece suite, low level WC, pedestal hand wash basin with taps, panelled enclosed bath with mixer tap/shower head, part panelled walls, part tiled splash and laminate flooring.

YARD

Rear enclosed yard with seating area and 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 **

