



**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**  
C

**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.



**ROSS Estate Agencies**

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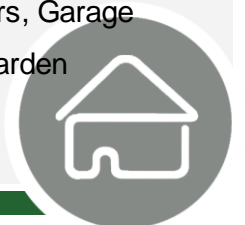
Residential Sales Residential Lettings Commercial Sales & Lettings



**Greystone Lane | Dalton-in-Furness | LA15 8PX**

**Asking Price £325,000**

- Well Presented Extended Semi Detached Home
- Sought After Location Throughout
- Renovated Throughout By The Current Vendor
- Hallway, Open Plan Lounge/Dining Room
- Fitted Kitchen/Diner, Utility/Cloaks/WC
- 3 Bedroom, Family Bathroom
- CH, DG, Discrete Heating
- Off Road Parking For Several Cars, Garage
- Front Garden, Extensive Rear Garden
- Council Tax Band C





## Property Description

\*\*\*Please note - Viewings are only available on a Saturday\*\*\*

We are delighted to bring to the market this impressive extended semi-detached family home in the popular residential area in Dalton in Furness, close to local amenities, schools and transport links. The property has been renovated by the current vendors throughout including being re-roofed in 2022, new driveway in 2024 and re-dashed in 2019. The property comprises of entrance hallway giving access to open-plan lounge/diner with Kardean Herringbone Flooring throughout, fitted media wall with shelving/lights, fitted kitchen/diner with built-in appliances, utility room with cloaks/WC. To the first floor the property has 3 bedrooms and a modern fitted bathroom suite. The property benefits from central heating & discrete heating in the lounge/dining area, double glazing, easy maintenance front garden area with off road parking for several cars, access to the extended garage and rear garden with paved seating area, extensive lawned areas with plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/freely.fakes.grandson>

### FRONTAGE

Easy maintenance front garden area with extensive parking for several cars and double-glazed door to

### ENTRANCE HALL

Double glazed frosted side panel, twin doors, spindle staircase to first floor, part panelled walls, laminate flooring and door to

### OPEN PLAN LOUNGE DINING ROOM

**16' 8" x 23' 8" (5.09m x 7.23m)**

Double glazed window with stunning oak effect window ledge, feature media wall with shelving/lights, log effect fire, Kardean Herringbone Flooring throughout the ground floor, DiscreteHeat heating system (skirting board heating) double glazed window, understairs storage and doors to

### EXTENDED KITCHEN/DINER

**18' 2" x 10' 5" (5.54m x 3.18m)**

Double glazed window, double glazed patio doors, fitted modern wall base drawer units with granite sparkle effect worktops to compliment, inset stainless steel sink with mixer taps, integrated double oven, 4-ring hob with extractor over, fitted American style fridge freezer, breakfast bar and door to

### UTILITY ROOM

**5' 1" x 4' 8" (1.55m x 1.44m)**

Double glazed door to rear, plumbing for washer and door to

### CLOAKS/WC

Low level WC, radiator, handwash basin with taps, vanity unit

### LANDING

Double glazed window, spindle staircase to balustrade, access to the loft and doors to

### BEDROOM 1

**10' 0" x 11' 7" (3.05m x 3.55m)**

Double glazed window and radiator

### BEDROOM 2

**11' 10" x 9' 7" (3.61m x 2.94m)**

Double glazed bay window with window seat and radiator

### BEDROOM 3

**7' 6" x 7' 1" (2.31m x 2.18m)** Double glazed window and radiator



### BATHROOM

Double glazed frosted window, 3-piece suite low level WC, floating hand wash basin with mixer taps, panelled enclosed bath with central mixer taps, shower over, panelled walls and ceiling spotlight

### EXTENDED GARAGE

Up/Over door, side window and power/light

### GARDEN

Extensive rear enclosed garden with raised paved seating area, lawned area with plants/shrubs, further paved area leading to planting/garden area and access to the garage

### 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 \*\*

