



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

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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.



Chapel Street | Dalton-in-Furness | LA15 8DA

Asking Price £178,950

- Stunning Terrace Property
- Completely Renovated Throughout
- Exceptionally High Standard
- Hallway, Open Plan Lounge/kitchen
- 2 Double Bedrooms
- Stunning 5-Piece Suite Bathroom, Free Standing Bath
- CH, DG, Recently Re-Roofed
- Pleasant Rear Courtyard
- Vacant Possession
- Council Tax Band A





Property Description

We are delighted to bring to the market, this stunning terraced property which has been updated and modernised by the current vendor to an exceptionally high standard throughout, which makes it such a pleasure to sell. The property is in Dalton and close to local amenities, schools and transport links. The property offers excellent living accommodation and ready to move into as it is finished throughout, from floor to roof. The property comprises of entrance hallway, giving access to the open plan lounge, kitchen/diner with built-in appliances, to the first floor a spacious landing with window seat and spindle balustrade, giving access to two double bedrooms and a stunning 5-piece suite with free standing bathtub. The property benefits from central heating, double glazing, pleasant rear courtyard with paved seating area, side access to the passage, (owned by the property) (flying freehold). The property offers some beautiful features added by the vendors to give it a cottage style feel and viewings are highly recommended as this is an exceptional property and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

Chapel Street is close to local schools' amenities, Leisure centre, parallel to market Street

<https://what3words.com/doghouse.puts.harmless>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Part panelled walls, plate rack, spindle staircase to first floor and door to

LOUNGE

10' 11" x 11' 3" (3.34m x 3.45m)

Double glazed window, radiator, storage cupboard, feature fireplace with stone/slate wood burner style fire and feature wooden sliding doors to

KITCHEN/DINER

14' 3" x 11' 3" (4.36m x 3.45m)

Double glazed window, fitted farmhouse style kitchen units with wall base drawer units with worktops to compliment, white ceramic sink with black mixer spray tap, integrated oven, 4-ring induction hob, fridge, freezer, part panelled walls, feature original slate lintel, sliding door to under stairs storage and door to

UTILITY ROOM

Double glazed window, radiator, fitted wall base drawer units with worktops to compliment, inset white ceramic sink unit with black mixer spray tap, part panelled walls and double-glazed door to rear

LANDING

Double glazed window, radiator, with window seat and wooden sill, spindle balustrade, access to the loft and doors to

BEDROOM 1

14' 4" x 8' 8" (4.39m x 2.66m)

Double glazed window, radiator with feature wooden lintel

BEDROOM 2

11' 5" x 11' 1" (3.50m x 3.40m)

Double glazed window with wooden lintel above and window seat

BATHROOM

Double glazed frosted window with wooden feature sill above, 5-piece suite, low level WC, feature his/hers handwash basins with black waterfall style mixer tap, double size shower cubicle with double headed shower, free standing bath tub, black mixer tap/shower head, part panelled walls, tiled splash and towel rail/radiator

COURTYARD

Rear enclosed yard with feature stone/brick boarders, raised flower beds, seating areas, side access to the front and benefits from the sun all day

FLYING FREEHOLD

Front door with shared passage, rear back door

AGENCY NOTE

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 **

