



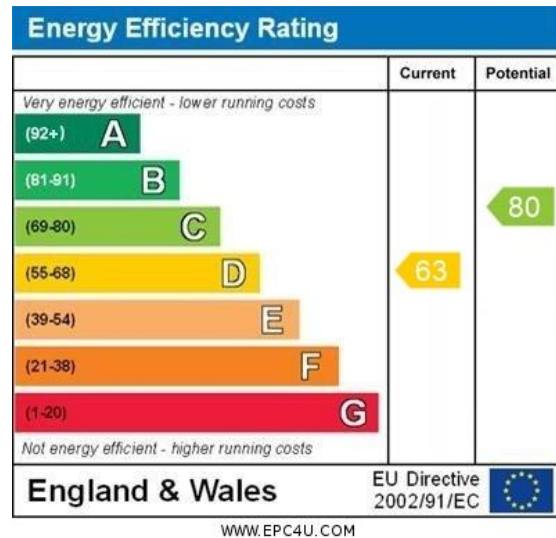
Lucy Boardman (Formerly Lloyds Bank) -

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.



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.

Tenure

Freehold

Council Tax Band

A

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Asking Price £125,000

- Calling All Landlords/Large Families
- Extended Mid-Terrace Property
- Hallway, Lounge, Dining Room
- Kitchen, Utility/Sun Room
- Ground Floor Shower Room
- 4 Bedrooms Over 2 Floors
- CH, DG, Rear Yard
- Rear Garage
- Vacant Possession
- Council Tax Band A





Property Description

Calling all landlords/investors/large families!

We are pleased to bring to the market this extended family size mid-terrace, in the popular residential area close to local amenities, transport links, schools, etc.

The property is in need of updating/renovation

throughout and is priced to sell. The property comprises of entrance hallway, lounge, dining room, kitchen, sunroom/utility, ground floor shower room, 4 bedrooms over two floors. The property benefits from central heating, double glazing, rear yard, with outhouse/store with power light, rear garage with up/over door. The property would suit a variety of buyers and is sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/shuttling.body.petal>

FRONTAGE

Double glazed door to

VESTIBULE

Coved ceiling and door to

ENTRANCE HALL

Stairs to first floor, coved ceiling and door to

LOUNGE

11' 5" x 11' 5" (3.48m x 3.48m) Double glazed window, open fireplace, built-in storage/glass display and double doors to dining room

DINING ROOM

10' 11" x 13' 8" (3.34m x 4.18m)

Double glazed door to rear sunroom/utility, double doors to lounge, door to kitchen and feature fireplace with fire

KITCHEN

Double glazed window, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ing hob, tiled splash, understairs storage, borrowed window, door to rear hall, double glazed door to rear, laminate flooring, borrowed window and door to ground floor bathroom

UTILITY/SUNROOM

Double glazed door to rear, plumbing for washer and power/light

BATHROOM

Double glazed frosted window, radiator, low level WC, pedestal hand wash basin with mixer taps, shower cubicle with shower and tiled splash

LANDING

6' 10" x 10' 2" (2.09m x 3.12m)

Double glazed window, balustrade, stairs to second floor and doors to

BEDROOM 1

11' 4" x 14' 10" (3.46m x 4.53m)

Double glazed window, radiators, fitted wardrobes with middle vanity unit/drawer

BEDROOM 2

8' 7" x 13' 7" (2.63m x 4.16m)

Double glazed window, radiator (boiler)

STAIRS/LANDING

Second floor with balustrade, storage cupboard and doors to bedroom 3/4

BEDROOM 3 (LOFT)

10' 10" x 14' 6" (3.31m x 4.44m)

Double glazed window

BEDROOM 4 (LOFT)

10' 5" x 13' 8" (3.18m x 4.19m) Double glazed window with pleasant views over Dalton and radiator



GARAGE

Double glazed windows, up/over door

REAR ENCLOSED YARD

Rear yard with seating area, outhouse with power/light, access gate to 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 Plus VAT **This is non refundable once the AML check has been carried out**

