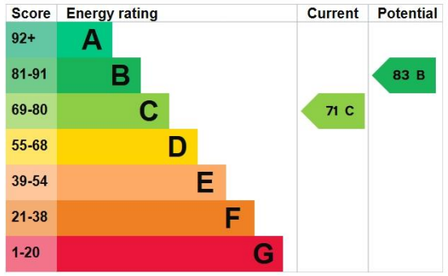
Lucy Boardman (Formerly Lloyds Bank) -

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
Leasehold

Council Tax Band
A

Contact Details

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

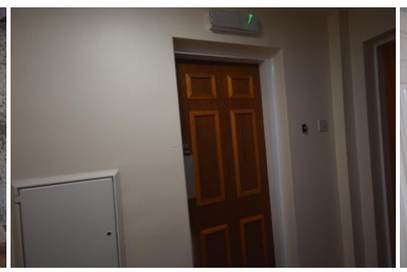
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Registered Office
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Cleator Street | Dalton-in-Furness | LA15 8RU

Asking Price £119,950

- 1st Floor Leasehold Flat, Management Fee £60
- Suit A Variety Of Buyers
- Communal Entrance, Hallway
- Hallway, Spacious Lounge
- Fitted Kitchen/Diner
- 2 Double Bedrooms
- DG, Electric Heating
- Fitted Bathroom
- Allocated Parking
- Council Tax Band A





Property Description

We are delighted to bring to the market this leasehold first floor flat in a purpose-built block off flats in Dalton in Furness, close to local amenities, transport links etc. The property would suit a variety of buyers, as it's ready to move into and is being sold with vacant possession.

The property has a communal entrance hallway with sensor lighting and intercom, stairs leading to the first floor, door to the hall with storage cupboard, spacious lounge/diner, fitted kitchen, 2 double bedrooms and a fitted bathroom. The property benefits from double glazing, electric heating, communal areas outside m with allocated parking plot. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

https://what3words.com/heat.piston.occupiers

COMMUNAL ENTRANCE

Stairs to flat

DOOR

Telecom to enter

ENTRANCE HALL

Coved ceiling, radiator, storage cupboard/walk-in store and doors to

LOUNGE

13' 4" x 14' 3" (4.07m x 4.35m)

Double glazed widow, feature fire surround with fire, coved ceiling and open archway to kitchen

KITCHEN

13' 1" x 7' 10" (4.01m x 2.39m)

Double glazed window, fitted white wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated oven, plumbing for washer and tiled splash

BEDROOM 2

9' 1" x 11' 3" (2.77m x 3.44m)

Double glazed window and radiator

BEDROOM 1

13' 6" x 9' 7" (4.13m x 2.93m)

Double glazed window and radiator

BATHROOM

White modern suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, shower over, tiled splash and storage cupboard

OUTSIDE AREA

Communal outside area and parking bay

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 **

