

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

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.



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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



High Cleator Street | Dalton-in-Furness | LA15 8SB Asking Price £115,000

- Mid Terrace Property In Dalton
- Suit A Variety Of Buyers
- Hallway, Lounge, Dining Room
- Fitted Kitchen, Cellar
- 2 Double Bedrooms
- Spacious Family Bathroom
- CH, DG
- Rear Yard With Store
- Vacant Possession/No Chain
- Council Tax Band A





Property Description

We are delighted to bring to the market, this mid-terrace spacious property in the popular residential area, close to local amenities, transport links, popular schools and local leisure centre just around the corner. The property comprises of entrance hallway, giving access to the open-plan lounge/dining room, fitted white kitchen, cellar, 2 double bedrooms and a spacious family bathroom.

The property benefits from central heating, double glazing, rear yard with seating area, plants/shrubs and a storeroom. The property would suit a variety of buyers and is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

High Cleator Street in Dalton in Furness, is off Chapel Street, close to local amenities, transport links, popular schools and local leisure centre - <https://what3words.com/pushover.truly.song>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Stairs to the first floor, coved ceiling and doors to

LOUNGE

11' 1" x 10' 8" (3.40m x 3.26m)

Double glazed window, feature fireplace with coal effect fire, storage cupboard and open archway to

DINING ROOM

11' 4" x 13' 6" (3.46m x 4.12m)

Double glazed window, radiator, feature fire surround with coal effect fire and door to

KITCHEN

Double glazed window, double glazed door, fitted white wall base drawer units with black worktop to compliment, inset 1 1/2 bowl stainless steel sink with mixer taps, integrated oven, 4-ing hob with extractor over, plumbing for washer and door to cellar

CELLAR

9' 6" x 7' 3" (2.91m x 2.22m)

Down to cellar with storage area, water tap and power/light

LANDING

13' 11" x 10' 5" (4.25m x 3.18m)

Spindle balustrade, storage cupboard and doors to

BEDROOM 1

13' 11" x 10' 5" (4.25m x 3.18m)

Double glazed window and built-in wardrobes

BEDROOM 2

13' 6" x 8' 3" (4.14m x 2.52m)

Double glazed window

BATHROOM

Double glazed frosted window, radiator, white 3-piece suite, low level WC, double size walk-in shower cubicle with shower, handwash basin with mixer taps/vanity unit and panelled quality built-in storage cupboards

YARD

Access gate, paved seating area, flowerbed with plants and shrubs

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**

