



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

B

#### Contact Details

Registered Office  
16 Cavendish Street  
Barrow-in-Furness  
Cumbria LA14 1SB  
Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



Mon - Fri 9am - 5pm  
Saturday 9am - 12 noon  
[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)  
[rentals@rossestateagencies.co.uk](mailto:rentals@rossestateagencies.co.uk)  
[www.rossestateagencies.com](http://www.rossestateagencies.com)



**Butts Beck | Dalton-in-Furness | LA15 8EP**

**Asking Price £275,000**

- Stunning Family Home
- Popular Residential Area In Dalton
- Hall, Cloaks/WC, Spacious Lounge
- Modern Fitted Kitchen/Diner With Appliances
- 3 Bedrooms, Master Having Ensuite
- White Family Bathroom
- Easy Maintenance Front/Side Rear Gardens
- CH, DG
- Allocated Parking Space
- Council Tax Band B





## Property Description

Stunning family home in a cul-de-sac sought after location in Dalton in Furness, close to local amenities, transport links, popular schools etc. The old Fire Station was completed approximately 2018, to a very high standard with modern living accommodation, the property is an end of three mews style. The property comprises of entrance hallway, cloaks/WC, spacious lounge with spindle/staircase to first floor, open plan modern fitted kitchen/diner with built-in appliances, patio doors to rear garden and a built-in seated area in the bay window. To the first floor the property has 3 good size bedrooms with master having ensuite and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with lawned area, paved seating areas, storage shed, side access gate to the rear garden with artificial grass and decked seating area. Viewings are highly recommended to appreciate size and standard on offer.

## SERVICES

Gas, Electric, Water, Telephone, Drainage

## LOCATION

<https://what3words.com/exploring.rods.multiples>

## FRONTAGE

Easy maintenance front garden with lawned area, seating area, side access, storage shed and double-glazed door

## ENTRANCE HALL

Double glazed frosted window, radiator, laminate flooring and doors to

## LOUNGE

**12' 1" x 18' 9" (3.69m x 5.74m)** Double glazed windows, radiator, spindle staircase to the first floor, understairs storage, laminate flooring and door to

## CLOAKS/WC

Double glazed frosted window, low level WC, feature hand wash basin with mixer taps and vanity unit

## KITCHEN/DINER

**10' 8" x 25' 5" (3.27m x 7.76m)**

Double glazed windows, double glazed patio doors, fitted grey wall base drawer units with worktops to compliment, inset black 1 1/2 bowl with mixer taps integrated double oven, 5-ring hob with extractor over, fridge/freezer, plumbing for washer, dishwasher, breakfast bar, laminate flooring, built-in window seat/bench and ceiling spotlights

## LANDING

Access to the loft and doors to

## BEDROOM 1

**10' 9" x 9' 10" (3.28m x 3.02m)**

Double glazed window, radiator, built in 2 x double door wardrobes and door to ensuite

## ENSUITE

Double glazed frosted window, low level WC, hand wash basin with mixer taps/vanity unit, walk-in shower cubicle with shower, tiled splash and ceiling spotlights

## BEDROOM 2

**11' 9" x 11' 3" (3.59m x 3.44m)**

Double glazed window and radiator

## BEDROOM 3

Double glazed window and radiator

## BATHROOM

Double glazed frosted window, radiator, white 3-piece suite low level WC, hand wash basin with mixer taps, vanity unit, panelled enclosed bath with shower over, tiled splash, ceiling spotlight and built-in storage cupboard

## GARDEN

Rear enclosed garden with artificial grass, seating area, raised decked area and side access gate

## 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 \*\*

