

Approx Gross Internal Area
89 sq m / 953 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS

Estate Agencies



Queen Street | Dalton-in-Furness | LA15 8EG

Asking Price £134,950

- Well Presented Extended Mid-Terrace Home
- Popular Residential Area In Dalton
- Open Plan Lounge, Dining Room
- Galley Style Fitted Kitchen
- 2 Bedrooms, Loft Room
- Spacious Family Bathroom
- CH, DG
- Rear Enclosed Yard
- Vacant Possession, No Chain
- Council Tax Band A





Property Description

Calling all first-time buyers!

We are delighted to bring to the market this extended mid-terrace home in the sought-after location in Dalton-in-Furness close to local amenities, transport links and popular schools.

The property is being sold with an added benefit of sold as seen, which could include furniture/appliances as there is no onward chain.

The property comprises of open plan lounge/dining room, extended galley style fitted kitchen, 2 bedrooms with a further loft room and a spacious family bathroom.

The property benefits from central heating, double-glazing and a rear enclosed yard.

The property is being sold with vacant possession, viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Queen Street is off Ulverston Road in Dalton-in-Furness close to local amenities, transport links and popular schools.

FRONTAGE

Double-glazed door to.

VESTIBULE

Laminate flooring and door to.

LOUNGE

12' 1" x 11' 8" (3.69m x 3.57m)

Double-glazed door with side window to rear, feature fire surround with coal effect fire, laminate flooring, open to dining room and door to kitchen.

DINING ROOM

11' 10" x 9' 11" (3.61m x 3.04m)

Double-glazed window, radiator, laminate flooring, stairs to first floor and open to lounge.

EXTENDED KITCHEN

Double-glazed windows, radiator, double-glazed door to rear yard, fitted cream wall base drawer units with black worktops to compliment, inset black sink with mixer taps, integrated oven, microwave, 4-ring hob with extractor over, plumbing for washer, wine rack and dishwasher.

LANDING

Walk-in storage cupboard, stairs to second floor and doors to.

BEDROOM 1

10' 2" x 8' 10" (3.12m x 2.70m)

Double-glazed window and radiator.

LOFT ROOM

12' 1" x 11' 10" (3.69m x 3.63m)

Stairs to second floor, double-glazed Velux window, laminate flooring and door to bedroom two.

BEDROOM 2

11' 11" x 12' 5" (3.65m x 3.80m)

Double-glazed window and radiator.

BATHROOM

12' 0" x 9' 8" (3.66m x 2.96m)

Double-glazed window, radiator, 3-piece low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps/shower head, tiled splash and towel rail.

REAR YARD

Rear yard with access gate and paved seating area.

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**

