



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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.



**Egerton Terrace | Dalton-in-Furness | LA15 8HX**

**Asking Price £139,950**

- Well Presented Terrace Property
- Popular Residential Area In Dalton
- Vestibule, Open Plan Lounge, Dining Room
- Fitted White Kitchen
- 2 Double Bedrooms
- Spacious Family Bathroom
- CH,DG
- Rear Yard With Outhouse/Store
- Viewings Highly Recommended
- Council Tax Band A





## Property Description

Calling all first-time buyers. We are delighted to bring to the market this well presented and tastefully decorated mid-terrace property in the popular residential area close to local amenities, transport links, schools etc. The property comprises of a vestibule, open plan lounge, dining room, fitted white kitchen, 2 double bedrooms and a spacious bathroom.

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

Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, electric, water, telephone and drainage.

### LOCATION

Popular residential area on the outskirts of Dalton-in-Furness off Broughton Road, on the right-hand side it is a continuation and leads on to Egerton Terrace.

<https://what3words.com/botanists.reader.scramble>

### FRONTAGE

Double-glazed door to.

### VESTIBULE

Laminate flooring and door to.

### LOUNGE

**10' 4" x 13' 5" (3.17m x 4.09m)**

Double-glazed window, radiator, laminate flooring, storage cupboard and open to.

### DINING ROOM

**12' 7" x 10' 7" (3.84m x 3.24m)**

Double-glazed window, laminate flooring, under stairs storage and doors to.

### KITCHEN

Double-glazed windows, double-glazed door, fitted white wall base drawer units with black worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4 ring hob, radiator and laminate flooring.

### LANDING

Spindle balustrade, access to loft and doors to.

### BEDROOM 1

**13' 3" x 10' 3" (4.04m x 3.13m)**

Double-glazed window, coved ceiling and radiator.

### BEDROOM 2

**7' 9" x 12' 7" (2.38m x 3.85m)**

Double-glazed window, part panelled wall, radiator and a built-in storage cupboard housing a boiler.

### BATHROOM

Double-glazed frosted window, radiator, white 3-piece low-level WC, pedestal hand wash basin with taps, panelled enclosed bath with shower over and laminate flooring

### YARD

Rear enclosed pleasant yard with seating area, outhouse/store and water tap.

Anti-Money Laundering checks cost - £25.00 + VAT \*\*

This is non-refundable once the AML check has been carried out

### 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.

