



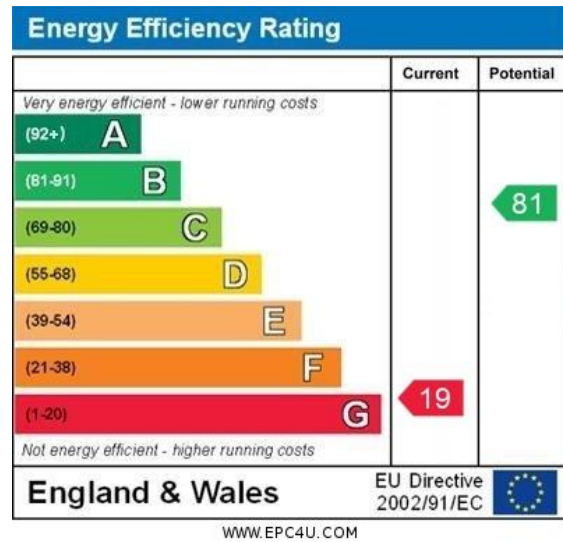
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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**  
A

**Contact Details**  
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**Hartington Street | Dalton-in-Furness | LA15 8HS**

**Offers over £69,950**

- Mid Terrace Property In Dalton
- Popular Location
- Vestibule, 2 Reception Rooms
- Galley Style Kitchen
- GF Shower Room
- 2 Bedrooms, Loft Room
- DG, Rear Yard With Outhouse/Utility
- Some Updating Is Required
- Vacant Possession
- Council Tax Band A



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Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

Calling all Investors/landlords!

We are pleased to bring to the market this mid terrace property in the popular residential area in Dalton-in-Furness close to local amenities, transport links and popular schools. The property offers spacious living accommodation, comprising of vestibule, ground floor shower room, 2 bedrooms with stairs leading to a loft room. The property has double glazing and a rear enclosed yard with outhouse/utility. The property is in need of some updating and is being sold with vacant possession.

### SERVICES

Gas, Electric, Water, Telephone, Drainage

### LOCATION

<https://what3words.com/embellish.irritated.classmate>

### FRONTAGE

Steps with ornate railings to double glazed door

### VESTIBULE

Double door storage, borrowed frosted window and door to

### LOUNGE

**13' 11" x 9' 11" (4.26m x 3.03m)**

Double glazed window, feature fireplace with coal effect fire, coved ceiling, borrowed frosted window and sliding double doors to

### SITTING ROOM

**12' 1" x 11' 0" (3.70m x 3.36m)**

Double glazed window, feature fireplace with coal effect fire, coved ceiling, understairs storage and doors to

### HALL AREA

Stairs to first floor and door to larder

### KITCHEN

**9' 2" x 5' 6" (2.80m x 1.70m)**

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, stainless steel units with mixer taps, cooker point, tiled splash and door to

### GROUND FLOOR BATHROOM

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, corner glazed shower cubicle with shower and panelled walls

### LANDING

Doors to

### BEDROOM 1

**10' 9" x 11' 10" (3.29m x 3.63m)**

Double glazed window, laminate flooring and built in wardrobes

### BEDROOM 2

**12' 2" x 10' 9" (3.73m x 3.30m)**

Double glazed window, built-in wardrobe/storage, door/stairs to loft room

### LOFT ROOM

**11' 1" x 9' 4" (3.38m x 2.86m)**

Double glazed window and storage in the eaves

### GARDEN

Rear enclosed yard with paved seating area, access gate, outhouse/utility with power/light, plumbing for washer and water tap.

### 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

