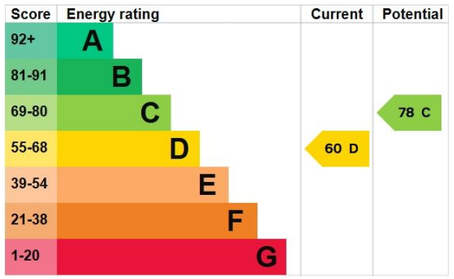
Lucy Boardman (Formerly Lloyds Bank) -

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

16-18 Cavendish Street
Barrow-In-Furness
Cumbria
LA14 1SB

www.rossestateagencies.com
sales@rossestateagencies.co.uk
01229 825636

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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Mon – Fri 9am – 5pm
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Residential Sales Residential Lettings Commercial Sales & Lettings

ROSS Estate Agencies









High Cleator Street | Dalton-in-Furness | LA15 8SA Asking Price £129,950

Spacious Mid-Terrace Property
Popular Residential Area In Dalton
Hallway, Lounge, Dining Room
Fitted Kitchen
2 Double Bedrooms
4-Piece Suite Bathroom
CH, DG, Rear Enclosed Yard
Viewings Recommended
Vacant Possesion
Council Tax Band A





Property Description

We are pleased to bring to the market this mid-terrace property close to local amenities, transport links, popular schools and transport links. The property boasts spacious living accommodation, comprising of entrance hallway, open lounge, dining room, fitted kitchen, 2 double bedrooms and a 4-piece suite bathroom.

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

The property is being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

High Cleator Street is off Chaple Street in Dalton, close to local schools, amenities, transport links https://what3words.com/hook.unafraid.wash

FRONTAGE

Double glazed door to

VESTIBULE

Feature tiled flooring and door to

ENTRANCE HALL

Stairs to first floor, radiator, feature tiled flooring, coved ceiling and door to

LOUNGE

11' 6" x 12' 5" (3.53m x 3.81m)

Double glazed window, radiator, feature fireplace with coal effect fire, coved ceiling and open archway to dining room

DINING ROOM

12' 8" x 13' 2" (3.88m x 4.03m)

Double glazed window, radiator, open archway to lounge, understairs storage and door to kitchen

KITCHEN

Double glazed window, double glazed door, fitted wall base drawer units with worktops to compliment, inset sink with mixer taps, integrated oven, 4-ring hob, extractor over, tiled splash, plumbing for washer and tiled flooring

LANDING

spindle balustrade, access to loft and doors to

BEDROOM 1

11' 9" x 13' 10" (3.59m x 4.22m)

Double glazed window, radiator and built-in storage hanging

BEDROOM 2

9' 10" x 13' 1" (3.00m x 4.00m)

Double glazed window, radiator, built-in wardrobes and coved ceiling

BATHROOM

Double glazed frosted window, 4-piece suite, low level WC, pedestal hand wash basin with taps, corner bath with telephone style mixer taps/shower head, corner shower cubicle with shower, panelled walls and panelled ceiling

YARD

Raised seating area, outhouse/store and 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

