

**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.

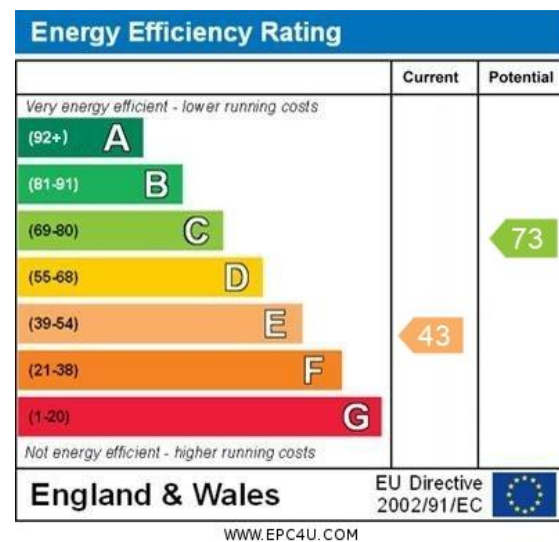
#### General

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.

# ROSS

## Estate Agencies



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

D

#### 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



**Dunlin Drive | Dalton-in-Furness | LA15 8PY**

**Asking Price £349,950**

- Detached Extended Bungalow
- Popular Residential Area
- Hallway, Spacious Bay Window Lounge
- Open Plan Dining/Sitting Fitted Kitchen
- 3 Bedrooms With Master Having Full En-Suite
- Family Bathroom With Jet Spa Bath
- Study, Conservatory, Loft Room
- CH, DG, Off Road Parking, Garage
- Garden To Front/Rear
- Council Tax Band D



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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)

Residential Sales Residential Lettings Commercial Sales & Lettings







Property Description

We are delighted to bring to the market this well presented and tastefully decorated extended detached bungalow in the popular residential area in Dalton in Furness, close to local transport links, schools, amenities etc. The property offers excellent family living accommodation comprising of, entrance hallway leading to the bay window lounge, open plan dining/sitting area, fitted grey kitchen with built-in appliances, breakfast bar and bi-folding doors to the rear garden, 3 bedrooms with the master having a full size ensuite with modern fitted shower room, family bathroom with jet spa bath, study room, with stairs leading to the loft room with plenty of storage in the eves. The property benefits from central heating, double glazing with pleasant views, easy maintenance front garden, mature rear garden with paved area/shrubs, off road parking giving access to the garage. Viewing is highly recommended to appreciate the size and standard on offer, it's also being sold with vacant possession.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/ownership.proofs.playfully>

FRONTAGE

Easy maintenance front garden, off road parking giving access to the garage and double-glazed door to

ENTRANCE HALL

Laminate flooring, radiator, open plan living area and doors to

LOUNGE

17' 7" x 10' 10" (5.37m x 3.31m)

Double glazed bay window, oak effect flooring, feature fire surround with fire

DINING ROOM

23' 2" x 13' 11" (7.08m x 4.25m)

Double glazed bi-folding doors, radiator, laminate flooring and open to L-shaped kitchen/diner

L-SHAPED KITCHEN DINER OPEN PLAN

Double glazed window, double glazed door to conservatory, fitted grey wall base drawer units with worktops to compliment, fitted oven, microwave, 4-ring hob with extractor over, plumbing for washer, inset stainless steel sink with mixer taps, breakfast bar, laminate flooring and ceiling spotlight

CONSERVATORY

8' 8" x 11' 1" (2.66m x 3.39m)

Double glazed windows, radiator, laminate flooring, double glazed patio doors to the rear garden

STUDY

9' 0" x 4' 5" (2.75m x 1.35m)

Double glazed window, laminate flooring, storage cupboard and stairs to the loft room

LOFT ROOM

27' 11" x 11' 1" (8.51m x 3.38m)

Height restriction, radiator, Velux windows and storage in the eves

BEDROOM 1

14' 5" x 10' 5" (4.41m x 3.19m)

Double glazed window, radiator and double doors to ensuite

ENSUITE

Double glazed Velux window, modern fitted 3-piece suite, low level WC with fitted units, hand wash basin with mixer taps/vanity unit, full length shower unit with double headed shower, tiled walls, tiled flooring, radiator and panelled ceiling

GROUND FLOOR BEDROOM 2

9' 4" x 9' 3" (2.86m x 2.82m)

Double glazed bay window and radiator



BEDROOM 3

9' 10" x 6' 7" (3.0m x 2.03m)

Double glazed window, radiator and laminate flooring

BATHROOM

Double glazed frosted window, radiator, white modern 3-piece suite, low level WC, feature hand wash basin with mixer taps/vanity unit, panelled enclosed bath with spa style jets, shower head, tiled walls, tiled flooring, panelled ceiling with spotlights

GARAGE

Up/Over door and power light

GARDEN

Rear enclosed mature garden with paved seating area, lawned area with plants, shrubs/trees, outside electrics, summer house and store/shed

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 \*\*

