



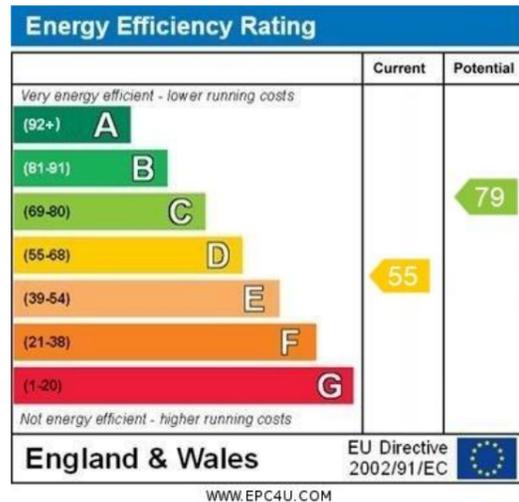
Lucy Boardman (Formerly Lloyds Bank) -

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

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Registered Office
16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

Residential Sales Residential Lettings Commercial Sales & Lettings



Devonshire Street | Dalton-in-Furness | LA15 8SW Asking Price £110,000

- Well Presented Mid-Terrace Property
- Popular Residential Area In Dalton
- Open Plan Lounge/Diner
- Fitted Kitchen
- Ground Floor Bathroom
- 2 Double Bedrooms
- CH, DG, Rear Yard
- Vacant Possession
- Viewing Recommended
- Council Tax Band A





Property Description

We are delighted to bring to the market this well presented mid-terrace property in the popular residential area in Dalton-In-Furness, close to popular schools, amenities and transport links. The property would suit a variety of buyers from first time buyer to landlords adding to a portfolio for a buy to let. The property benefits from open plan living accommodation with a lounge, dining area, fitted kitchen, ground floor bathroom and 2 double bedrooms. The property benefits from central heating, double glazing and a rear yard. Viewings are highly recommended to appreciate size and standard on offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/dressing.salt.angry>

FRONTAGE

Double glazed door

LOUNGE

13' 3" x 9' 10" (4.04m x 3.02m)

Double glazed window, laminate flooring, feature fire surround with coal effect fire, built in storage cupboard and open to

DINING ROOM

11' 11" x 12' 11" (3.64m x 3.96m)

Double glazed window with window seat, built in storage cupboard, laminate flooring, open to lounge, a radiator, spindle staircase to first floor and a door to

KITCHEN

Double glazed window, double glazed door, fitted wall and base drawer units with worktops to compliment, inset stainless steel one and a half bowl sink unit with mixer taps, integrated oven, microwave, 4 ring hob, plumb for washer, tiled splash, laminate flooring and door to

LANDING

Spindle stair case, access to loft and doors to

BEDROOM 1

12' 11" x 10' 2" (3.95m x 3.11m)

Double glazed window and a radiator

BEDROOM 2

11' 9" x 10' 1" (3.59m x 3.08m)

Double glazed window, storage area and a radiator

GROUND FLOOR BATHROOM

Double glazed frosted window, white 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with shower, tiled walls, tiled flooring and a radiator

YARD

Access gate

VIEWING

Key accompanied

Draft particular subject to client approval

AGENT 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 **

