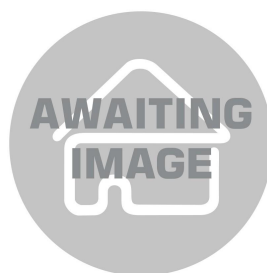


ROSS Estate Agencies



Victoria Street | Cumbria | LA15 8HJ

Asking Price £134,950

- Forecourt Mid Terrace Property
- Popular Location In Dalton
- Hallway, Spacious Lounge
- Dining Room, Fitted Kitchen/Utility Area
- 2 Bedrooms
- Modern Fitted Bathroom
- CH, DG, Rear Enclosed Yard
- Ready To Move Into
- Viewings Recommended
- Council Tax Band A

This brochure is a true and accurate description of the named property Signed Date



Description

We are pleased to bring to the market this well presented forecourt mid terrace property in the popular location in Dalton-in-Furness, close to local amenities, transport links, schools, etc. The property comprises of entrance hallway, lounge, dining room, extended fitted kitchen and utility/dining area, 2 bedrooms and a modern fitted bathroom. The property benefits from central heating, double glazing, rear enclosed yard with outhouse. Viewings are highly recommended as it would suit a variety of buyers as it's ready to move into.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/round.panther.surprised>

FRONTAGE FORECOURT AREA

Double glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring, coved ceiling and doors to

LOUNGE

13' 5" x 11' 5" (4.10m x 3.48m)

Double glazed window, feature fire surround with pebble effect fire, understairs storage, picture rail and door to kitchen

DINING ROOM

9' 4" x 9' 8" (2.86m x 2.95m)

Double glazed window, radiator, fitted storage cupboard and coved ceiling

KITCHEN/DINER

14' 4" x 7' 2" (4.37m x 2.19m)

Extended kitchen/diner, double glazed windows, double glazed door, fitted grey wall base drawer units with worktops to compliment, inset black sink with mixer taps, integrated oven, 4-ring hob with extractor over, plumbing for washer, breakfast bar, tiled splash area and laminate flooring

BREAKFAST AREA

7' 6" x 6' 8" (2.29m x 2.04m)

Double glazed window, part panelled walls, laminate flooring, breakfast bar and spotlight ceiling

LANDING

Spindle balustrades and doors to

BEDROOM 1

13' 3" x 8' 10" (4.06m x 2.71m)

Double glazed window, radiator, storage cupboard and coved ceiling

BEDROOM 2

6' 10" x 11' 6" (2.10m x 3.53m)

Double glazed window, radiator and coved ceiling

BATHROOM

Double glazed frosted window, radiator, modern fitted white 3-piece suite, low level WC, floating hand wash basin with mixer taps, shaped panelled enclosed bath with mixer taps/shower head, part panelled walls and panelled ceiling

GARDEN

Rear enclosed yard with access gate and outhouse/store

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 **

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.

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 **unbiased** 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.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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Residential Sales Residential Lettings Commercial Sales & Lettings

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