



**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.



**Stainton Drive | Dalton-in-Furness | LA15 8XD**

**Asking Price £189,950**

- Well Presented Semi-Detached property
- Tastefully Decorated Throughout
- Sought After Location In Dalton
- Lounge/Diner
- Modern Fitted Kitchen
- 2 Double Bedrooms, Bathroom
- CH, DG, Off Road Parking
- Easy Maintenance Front/Rear Gardens
- Viewing Highly Recommended
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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**  
B

**Contact Details**  
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## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi-detached property in the popular residential area in Dalton-In-Furness close to local amenities, transport links and schools. The property comprises of entrance porch, spacious lounge/diner, modern fitted kitchen, 2 double bedroom's and a bathroom. The property benefits from central heating, double glazing, off road parking and easy maintenance front/rear gardens. Viewing is highly recommended to appreciate standard on offer.

### SERVICES

Gas, water, electric, drainage, telephone

### FRONTAGE

Off road parking giving access to easy maintenance garden side gate to rear and double glazed door to

### VESTIBULE

Double glazed window, tiled flooring, door to

### LOUNGE

**17' 0" x 12' 4" (5.20m x 3.76m)**

Double glazed windows, fitted fire surround with coal effect fire, spindle stair case to 1st floor, coved ceiling and a radiator

### KITCHEN

Double glazed window, double glazed door, fitted high shine black wall and base drawer units with worktops to compliment, inset black sink unit with mixer taps, inset oven, 4 ring hob with extractor over, integrated fridge/freezer, plumb for washer, tiled splash and tiled

flooring.

### LANDING

Spindle balustrade, access to loft, doors to

### BEDROOM 1

**12' 3" x 10' 4" (3.74m x 3.17m)**

Double glazed window, coved ceiling, over stairs storage and a radiator

### BEDROOM 2

**7' 4" x 12' 5" (2.26m x 3.79m)**

Double glazed window and a radiator

### BATHROOM

Double glazed window, 3 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with mixer taps/ shower head, part tiled walls and a radiator

### GARDEN

Rear enclosed garden with lawned area with shaped bedding plants and rockery, paved seating area, water tap and an access gate to the side.

### VIEWING

Key accompanied

Draft particular subject to client approval

