

spotlight ceiling and radiator

GARDEN

Double gates leading to front artificial grassed area with seating

OUTSIDE CLOAKS/WC

Double glazed door, low level w.c, tiled flooring, panelled walls and spotlight ceiling

Steps leading to raised balcony with glass balustrade, door to above garage

ABOVE GARAGE

10' 4" x 14' 4" (3.15m x 4.39m)

Double glazed frosted window, power and light

GARAGE

15' 4" x 10' 4" (4.69m x 3.17m)

Double doors to garage, power and light, belfast style sink with water tap

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

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

B

Contact Details

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

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.



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

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

Residential Sales Residential Lettings Commercial Sales & Lettings



Market Place | Dalton-in-Furness | LA15 8AX

Asking Price £395,000

- Stunning Semi Detached Family Home
- Fully Renovated By The Current Vendors
- Sought After Courtyard Location
- Hall, Spacious Lounge With Woodburner
- Dining Room, Modern Fitted Kitchen
- 3 Bedrooms, Master Having Ensuite
- Family Modern Bathroom
- Easy Maintenance Front/Rear Gardens
- Detached Garage/Balcony Seating Area
- Council Tax Band B





Property Description

WOW, What a beautiful unique semi-detached family home in a sought after location in the market town of Dalton-in-Furness. The property boasts a private courtyard setting with only several properties surrounding it, however still close to all local amenities, schools, transport links and local tourist attractions. The property has been fully renovated from top to bottom by the current vendors who have taken several years to finish. The property offers excellent family living accommodation comprising of entrance porch leading to hallway, with access to a spacious lounge with multi fuel wood burner and fire place, dining room and modern fitted kitchen with plenty of storage areas. To the first floor, the property offers 3 good size bedrooms with master having fitted ensuite and a family modern bathroom. The property benefits from wooden oak effect double glazed windows and doors with 2 stunning shaped feature windows, central heating, front easy access garden/seating area, off road parking giving access to the detached garage, with an upstairs ideal storage area leading to a glass balustrade balcony, easy maintenance rear garden with artificial grass/seating area and outside cloaks/w.c. The property has some history dated back circa around 18th century as an old farm house. Viewing is highly recommended to appreciate the size and standard on offer. Vendor is willing to pay stamp duty.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Front garden area with seating, off road parking giving access to the detached garage and paved fore court area.

VESTIBULE

Oak effect door to porch, oak effect double glazed windows, tiled flooring, radiator and open archway

ENTRANCE HALL

Spindle staircase to first floor and door to lounge

LOUNGE

18' 2" x 18' 1" (5.55m x 5.52m)

Steps leading down, oak effect double glazed windows on both sides of room, window seat, feature fireplace with dual multi fuel wood burner fire, storage, 2 radiators and a tv point

DINING ROOM

9' 8" x 12' 7" (2.97m x 3.84m)

Oak effect double glazed window, built in shelving, spotlights, tiled flooring and door to kitchen/diner

KITCHEN/DINER

18' 6" x 8' 7" (5.64m x 2.64m)

Oak effect windows, oak effect stable door, double glazed velux window, fully fitted high shine white wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring induction hob, plumbing for washer, dishwasher, tiled splash, tiled flooring, breakfast bar, walk in pantry, spotlight ceiling and

under stairs storage

LANDING

Spindle staircase, access to loft with pull down ladder, borrowed window, radiator and doors to bedrooms and bathroom

BEDROOM 1

18' 0" x 9' 6" (5.49m x 2.90m)

Oak effect double glazed window, spotlight ceiling, radiator and door to ensuite

ENSUITE

Oak effect feature arch window, 3 piece suite with low level w.c, hand wash basin with mixer taps, vanity unit, walk in shower cubicle with double headed shower, radiator, tiled splash, tiled flooring and

spotlight ceiling

BEDROOM 2

8' 0" x 12' 8" (2.45m x 3.87m)

Oak effect double glazed window, shelving with spotlights, radiator and tv point

BEDROOM 3

8' 11" x 8' 3" (2.74m x 2.54m)

Oak effect double glazed window, laminate flooring and radiator

BATHROOM

Feature oak effect arch window, 3 piece modern suite with low level w.c, pedestal hand wash basin with mixer taps, p-shaped panel enclosed bath with mixer taps, shower head over, tiled walls, tiled flooring,

