



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Tenure**  
Freehold

**Council Tax Band**  
C

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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.

### Kings Mount | Dalton-in-Furness | LA15 8AY

Asking Price £199,950

- Detached Property
- Popular Location In The Heart Of Dalton
- Lounge, Kitchen/ Diner
- Ground Floor Bedroom With En Suite
- First Floor 2nd Bedroom, 4 Piece Suite Bathroom
- Garden To Both Sides
- Easy Maintenance Front Garden
- Suit A Variety Of Buyers
- Viewing Recommended
- Council Tax Band C, Freehold





## Property Description

We are delighted to bring to the market this detached property in the popular residential area in Dalton-In-Furness close to local amenities, transport links and local schools. The property comprises of an entrance hallway leading to the lounge, ground floor bedroom with En suite, kitchen/diner and a utility area. To the first floor the property offers a second bedroom and a 4 piece suite bathroom. The property benefits from central heating, double glazing, easy maintenance front and rear gardens with a good size side garden with plants, shrubs and a shed. Viewing is highly recommended to appreciate the size on offer. Please note this property is elevated so there are steps or a slope to the front access.

### SERVICES

Gas, Water, Telephone, Electric, Drainage.

### FRONTAGE

Wooden/coloured glass front door, access gate to front/side with steps leading up to the property, easy maintenance front area with plants/ shrubs and access gate to side

### VESTIBULE

Open to-

### ENTRANCE HALL

A radiator and doors to-

### LOUNGE

**12' 1" x 12' 7" (3.70m x 3.85m)**

Double glazed window, feature fire surround with coal effect fire, picture rail, a radiator and a TV point.

### KITCHEN/DINER

**17' 2" x 8' 10" (5.25m x 2.70m)**

Double glazed windows, double glazed door, stairs to first floor, fitted wall and base storage units with worktops to compliment, inset white sink unit with mixer taps, inset double oven, 4 ring hob, fridge, freezer, tiled splash area, wicker basket shelving, a radiator, laminate flooring and door to-

### UTILITY ROOM

Plumbing for washer, laminate flooring, a radiator and shelving

### LANDING

Spindle staircase, doors to bedroom 2 and bathroom.

### BEDROOM 1

**12' 5" x 12' 5" (3.79m x 3.79m)**

Double glazed window, a radiator, picture rail and door to ensuite

### BEDROOM 2

**15' 11" x 10' 3" (4.87m x 3.14m)**

Double glazed window, double glazed velux window storage in eaves and a radiator.

### GROUND FLOOR EN SUITE

Double glazed frosted window, 3 piece suite with low level WC, fitted vanity unit/storage with hand wash basin with mixer taps, shower cubicle with shower, storage cupboard, tiled splash, towel rail and radiator

### BATHROOM

Double glazed velux window, 4 piece suite with low level WC, feature hand wash basin with vanity units, tiled work top, panel enclosed bath, a radiator, shower cubicle with shower, tiled splash and spotlight ceiling.

### GARDEN

Enclosed side garden with artificial grass, plants, boarders, shrubs, storage shed, green house, access gate to front, water tap, outhouse, access to rear leading to front.

### VIEWING

Key accompanied

