



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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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		

Tenure

Freehold

Council Tax Band

C

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.



ROSS Estate
Agencies

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



Elliscales Avenue | Dalton-in-Furness | LA15 8BW

Asking Price £274,950

*****WOULD CONSIDER PART EXCHANGE UP TO £120,000*****

- Extended Semi-Detached Home
- Sought After Location In Dalton
- Excellent Living Accommodation
- Hall, 2 Reception Rooms
- Open Dining Area, Kitchen
- Ground Floor Cloaks/WC, 3 Good Sized Bedrooms
- Family Bathroom, Central Heating, Double Glazing
- Gardens To Front And Rear
- Off Road Parking And Garage
- Council Tax Band C, Freehold





Property Description

WOULD CONSIDER PART EXCHANGE UP TO £120,000

We are pleased to bring to the market this extended semi-detached family home in Dalton-in-Furness, close to local amenities, transport links, popular schools and close to the A590 bypass. The property offers excellent family living accommodation comprising of entrance hallway, giving access to bay windowed lounge, 2nd reception area open to dining area, kitchen and ground floor cloaks/w.c. To the first floor the property offers 3 good size bedrooms with extra living space and family bathroom. The property benefits from central heating, double glazing, side conservatory (covered living area), mature gardens to front and rear with decked area and off road parking giving access to the garage. Viewing is highly recommended to appreciate the size and standard on offer and is also being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Lawned area with mature shrubs, off road parking and access to garage.

ENTRANCE HALL

uPVC double glazed front door and frosted double glazed side windows, doors to sitting room and lounge, radiator and stairs to first floor landing.

SITTING ROOM

9' 11" x 13' 2" (3.04m x 4.03m)

uPVC double glazed bay window, coving, radiator and tv point.

L SHAPED LOUNGE

2x uPVC double glazed windows, under stairs cloaks, fire surround and hearth with inset gas fire, 2 radiators, tv point, telephone point and door to kitchen.

KITCHEN

6' 9" x 18' 11" (2.07m x 5.79m)

2x uPVC double glazed windows, uPVC double glazed door leading to conservatory, wall and base storage cupboards with working surfaces and tiled surrounds, stainless steel rebated 1 and a half sink and drainer, built in electric oven and gas hob with filter hood, plumbing for a washing machine and radiator.

GROUND FLOOR CLOAKS/WC

Double glazed frosted circular feature window, w.c, basin and storage cupboard, shower cubicle with electric shower, extractor fan, tiled flooring and radiator.

CONSERVATORY

7' 7" x 27' 10" (2.33m x 8.49m)

Tiled flooring, sliding doors providing access to rear garden and doors providing access to garage.

LANDING

uPVC double glazed window, loft access hatch and doors to bedrooms and bathroom.

BEDROOM 1

8' 9" x 13' 8" (2.68m x 4.18m)

uPVC double glazed bay window, 2x built in double wardrobes, radiator and tv point.

BEDROOM 2

10' 1" x 11' 4" (3.09m x 3.46m)

uPVC double glazed window, 2x built in double wardrobes, radiator and tv point.

BEDROOM 3

13' 3" x 8' 1" (4.06m x 2.47m)

3x uPVC double glazed windows, coving, radiator and tv point.

BATHROOM

uPVC double glazed frosted window, white suite comprising w.c, pedestal basin and bath, built in linen cupboard, half tiled walls, coving and radiator.

GARAGE

8' 2" x 17' 10" (2.51m x 5.45m)

Double front doors and double rear doors with safety glass (frosted)

GARDEN

Lawned area with mature hedges and trees, raised decking area and access to cellar housing the gas combi boiler.

VIEWINGS Key accompanied

