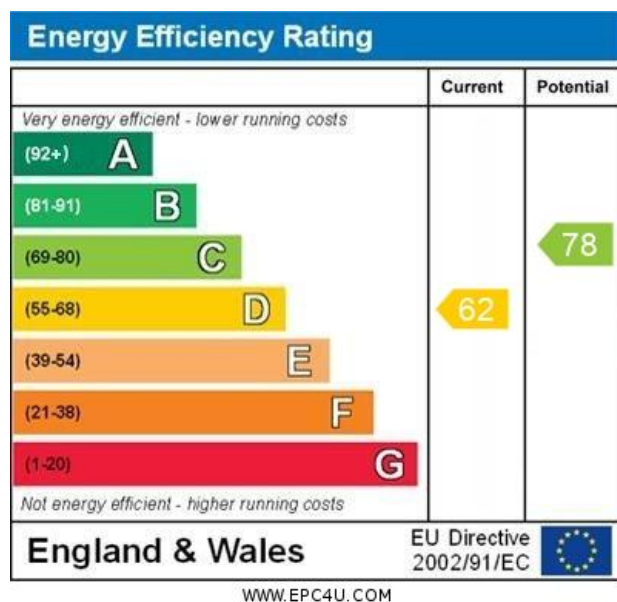


**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.

#### 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

A

#### Contact Details

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

[www.rossestateagencies.com](http://www.rossestateagencies.com)

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# ROSS

## Estate Agencies



### Fell Croft | Dalton-in-Furness | LA15 8DD

Asking Price £164,950

- Steps Leading To Mid Terrace Property
- Popular Cul De Sac Location In Dalton
- Excellent Family Living Accommodation
- Split Level Over 3 Floors
- Hallway, Lounge, Dining Room
- Kitchen, 3 Bedrooms
- 4 Piece Suite, Spacious Bathroom
- Rear Enclosed Garden
- Viewing Recommended
- Council Tax Band A



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Residential Sales Residential Lettings Commercial Sales & Lettings







Property Description

We are delighted to bring to the market this well presented terrace home in a cul de sac location close to local amenities, schools, leisure centre and transport links. The property offers excellent family living accommodation over 3 split level floors which comprises of entrance hallway with bedroom 1 and family bathroom, stairs down to lounge open to the dining room and kitchen, from the hallway stairs to two further bedrooms. The property benefits from central heating, mostly double glazing and an enclosed rear garden with lawn area and a paved seating area. Viewing recommended to appreciate size on offer.

SERVICES

Gas, Water, Drainage, Electric, Telephone

LOCATION

<https://what3words.com/inefficient.latches.vandalism>

Steps Leading up to

FRONTAGE

Door to

ENTRANCE HALL

Radiator, Wood effect flooring, stairs to 1st floor, double glazed window, spindle balustrade, stairs down to lounge/dining room, door to

DINING ROOM

10' 7" x 14' 1" (3.24m x 4.31m)

Radiator, double glazed frosted window, coved

ceiling, laminate flooring, built in storage, open arch way to lounge

LOUNGE

10' 8" x 13' 1" (3.27m x 3.99m)

Radiator, double glazed window, open fireplace with wood burner style fire, coved ceilings, laminate flooring, under stairs storage, door to

KITCHEN

Double glazed window, double glazed door to rear garden, fitted wall base drawer units with worktops, inset one and a half bowl, stainless steel sink with mixer taps, integrated double oven, 4 ring hob with extractor over, fridge/freezer, plumbing for a washer, tiled splash

BEDROOM 2

11' 8" x 11' 1" (3.57m x 3.39m)

Radiator, double glazed window, coved ceiling, laminate flooring

LANDING 2ND FLOOR

Double glazed window with window seat, storage cupboard, doors to

BEDROOM 1

11' 1" x 14' 2" (3.40m x 4.33m)

Radiator, double glazed window

BEDROOM 3

14' 1" x 8' 3" (4.30m x 2.54m)

Radiator, double glazed window

BATHROOM

Double glazed frosted window, 4 piece bathroom suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with central taps, shower cubicle with shower, tiled splash, tiled flooring, coved ceiling, storage cupboard

GARDEN

Rear enclosed garden with paved seating area, lawn area with plants/shrubs, outside water tap, shed, timber garden room, outside power socket and a summerhouse

AGENT 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 Plus VAT \*\*This is non refundable once the AML check has been carried out\*\*

