



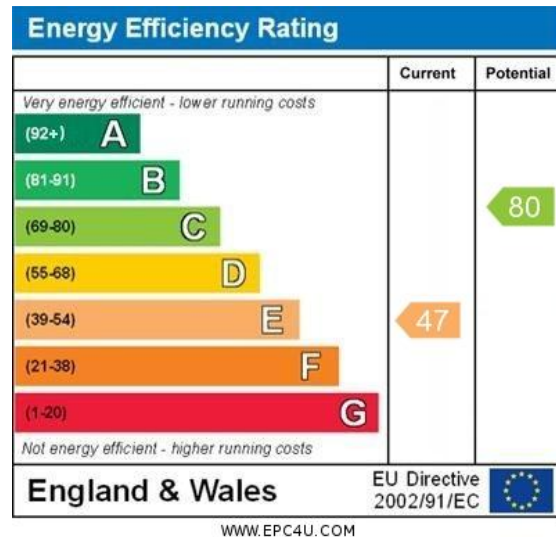
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



**Tenure**  
Freehold

**Council Tax Band**  
A

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**Skelgate | Dalton-in-Furness | LA15 8BD**

**Asking Price £127,995**

- Mid-Terrace Cottage
- Heart Of Dalton-In-Furness
- Sought After Location
- Lounge, Dining Room
- Modern Kitchen/Ground Floor Bathroom
- 2 Double Bedrooms
- Loft Room, Central Heating, Double Glazing
- Rear Yard
- Suit A Variety Of Buyers
- Council Tax Band A





## Property Description

We are delighted to bring to the market this mid-terrace cottage in the heart of Dalton-In-Furness, close to local amenities, transport links, popular schools, local tourist attractions such as the local church and castle. The property comprises off vestibule, lounge, dining room, modern fitted gallery style kitchen, ground floor modern white 3 piece bathroom, 2 double bedrooms and a loft room. The property would suit a variety of buyers (ideal for first time buyers!) as it is well presented and ready to walk into.

### SERVICES

Gas, water, electricity, telephone, drainage .

### FRONTAGE

Doors to

### VESTIBULE

Frosted borrowed window, laminate floors and door to

### LOUNGE

**10' 3" x 9' 6" (3.13m x 2.91m)**

Double glazed window, storage cupboards, feature fire place with open fire, stairs to first floor, door to kitchen

### DINING ROOM

**9' 10" x 11' 1" (3.02m x 3.39m)**

Double glazed window, feature fire surround with coal effect fire, under stairs storage, a radiator, tv point and door to

### KITCHEN

**13' 6" x 6' 5" (4.14m x 1.98m)**

Double glazed window, recently fitted high shine white wall base drawer units with grey worktops to compliment, inset black sink unit with mixer taps, integrated oven, 4 ring hob with extractor oven, fridge/ freezer, plum for washer, door to rear hall

### REAR HALL

Double glazed door to yard, door to ground floor bathroom.

### LANDING

Door to loft room , doors to

### BEDROOM 1

**9' 7" x 11' 4" (2.94m x 3.47m)**

Double window, over stairs storage, a radiator and a tv point.

### BEDROOM 2

**11' 5" x 8' 11" (3.49m x 2.72m)**

Double glazed window, over stairs storage and a radiator.

### LOFT ROOM

**11' 6" x 14' 3" (3.52m x 4.36m)**

Double glazed velux window, storage in eve.

### BATHROOM

Ground floor bathroom, double glazed frosted window, recently fitted modern white suite with low level W.C, hand wash basin with mixer taps and vanity unit, extra large walk in shower cubicle with double headed shower, paneled walls, radiator and paneled ceiling with spotlights.

### YARD

Access gate

### VIEWING

Key accompanied.

### 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.

