

AGENT NOTE

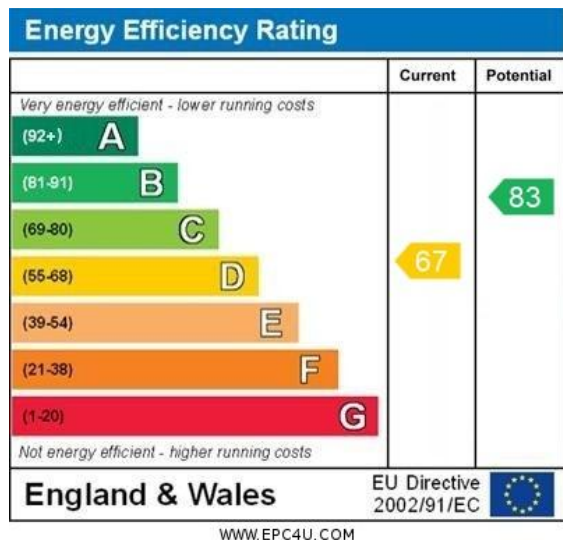
In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT
 This is non refundable once the AML check has been carried out

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.



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.

Tenure
Freehold

Council Tax Band
C

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

www.rossestateagencies.com
 sales@rossestateagencies.co.uk
 01229 825636



Dalton Lane | Barrow-in-Furness | LA14 4PL

Asking Price £249,950

- Extended Semi-Detached True Bungalow
- Popular Location In Hawcoat
- Hallway, Spacious Lounge
- Open plan Kitchen, Dining Area
- 2 Double Bedrooms
- Shower/Wet Room
- Spiral Staircase To Loft Room
- Central Heating, Double Glazing, Conservatory
- Gardens To Front/Rear, Off Road Parking, Garage
- Council Tax Band C





Property Description

We are delighted to bring to the market this well presented, maintained, extended semi-detached bungalow in the popular residential area in Hawcoat. The property is well kept throughout and ready to move into condition. The property comprises of entrance hallway giving access to spacious lounge, open plan modern fitted kitchen/diner, 2 double bedrooms and a modern fitted shower/wet room. The property benefits from central heating, double glazing, spiral staircase to a loft room with plenty of storage and a Velux window, full length conservatory to the rear with double doors to easy maintenance rear garden, front garden, off road parking for several cars and a detached garage with an electric up and over door. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/sorry.sooner.cases>

FRONTAGE

Easy maintenance front garden with off road parking for several cars with access to garage and rear garden

VESTIBULE

Double glazed door, double glazed frosted side panel, tiled flooring and doors to

ENTRANCE HALLWAY

Spiral staircase to loft room, oak effect flooring, storage cupboard, a radiator and doors to

LOUNGE

16' 0" x 12' 1" (4.90m x 3.70m)

Double glazed window, oak effect flooring, wall mounted fire, coved ceiling and a radiator

KITCHEN

17' 8" x 10' 5" (5.41m x 3.19m)

Double glazed window, double glazed patio doors to conservatory, fitted white wall and base drawer units with work tops to compliment, stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumb for washer/dishwasher and laminate flooring

CONSERVATORY

8' 10" x 21' 5" (2.70m x 6.54m)

Double glazed patio doors to rear garden double glazed windows, laminate flooring and 2 radiators

BEDROOM 1

9' 10" x 12' 0" (3.00m x 3.66m)

Double glazed window and a radiator

BEDROOM 2

10' 3" x 13' 9" (3.14m x 4.20m)

Double glazed window, coved ceiling, built in storage cupboard and a radiator

LOFT ROOM

19' 5" x 18' 7" (5.93m x 5.68m)

Double glazed Velux window, radiator, storage cupboard for boiler and spotlight ceiling

BATHROOM

Double glazed frosted windows, fitted wet room with low level W.C, floating hand wash basin with mixer taps, wall mounted shower, paneled walls, paneled ceiling with spotlights and a radiator

GARAGE

10' 6" x 19' 4" (3.22m x 5.90m)

Electric up and over door, power/light, double glazed door to rear garden and a double glazed window

GARDEN

Rear enclosed garden with easy maintenance artificial grass area, paved seating area, outside electrics, access to garage, outhouse and a side access gate

VIEWING

Key accompanied

Draft particular subject to client approval

