



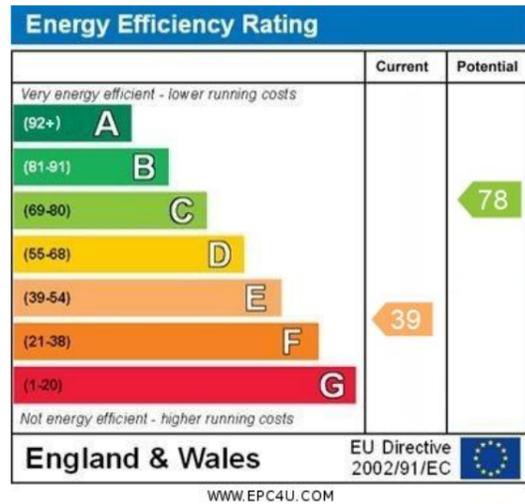
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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**  
A

**Contact Details**  
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**Broughton Road | Dalton-in-Furness | LA15 8RB**

**Asking Price £97,950**

- Top Floor Leasehold Flat
- Purpose Built Block Of Flats
- Communal Gardens/Seating Area
- Hallway, Lounge/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Central Heating, Double Glazing
- Vacant Possession
- 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 and tastefully decorated top floor leasehold flat in a purpose built block of flats, with communal entrance hallway leading to the staircase to the flat. The property comprises of entrance hall area giving access to a spacious lounge/diner, fitted kitchen, 2 double bedrooms with a bathroom. The property benefits from electric central heating, double glazing, communal gardens/seating areas and an allocated parking spot. This property would suit a variety of buyers and is also being sold with vacant possession.

### SERVICES

Water, telephone, electric, drainage

### LOCATION

<https://what3words.com/handicaps.outpost.super>

### FRONTAGE

Communal porch entrance with safety pad and a door to

### MAIN HALL AREA

### LOUNGE

**9' 2" x 20' 5" (2.81m x 6.23m)**

Double glazed windows, 2 electric storage heaters and a coved ceiling

### KITCHEN

Double glazed Velux window, fitted white high shine base units with work tops to compliment, inset

stainless steel sink unit with mixer taps, integrated oven, 4 ring extractor over, plumb for washer and laminate flooring

### LANDING

Spindle staircase with balustrade, double glazed Velux window, beamed ceiling and doors to

### BEDROOM 1

**9' 8" x 10' 7" (2.96m x 3.24m)**

Double glazed window, electric radiator and coved ceiling

### BEDROOM 2

**9' 1" x 12' 11" (2.77m x 3.96m)**

Double glazed window, electric radiator and beamed ceiling

### BATHROOM

Double glazed Velux window, 3 piece suite low level W.C, hand wash basin with vanity unit, panel enclosed bath with shower over, tiled splash and spotlight ceiling

### COMMUNAL GARDEN

Communal garden area with seating areas and an allocated car port

### VIEWING

Key accompanied

Draft particular subject to client approval

### 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\*\***

