



41 Market Street | Dalton-in-Furness | LA15 8AP

Asking Price £114,950

- Very Pleasant Terraced Cottage
- Sought After Location
- Easy Access to Town Centre and Amenities
- Gas C/H, Double Glazing
- Forecourt, Lounge, Kitchen Diner
- 2 Bedrooms, Shower Room
- Second Floor Bathroom
- Paved Patio, Garden Store, Garden
- Vacant Possession, No Chain
- Viewing Recommended





Property Description

SERVICES

Gas, Water, Electric, Telephone, Drainage

BLOCK PAVED FORECOURT

VESTIBULE

Having access to lounge.

LOUNGE

11' 11" x 11' 10" (3.63m x 3.61m)

Having coal effect living flamed gas fire with marble hearth and marble effect surround, 3 power points, radiator, TV point, telephone point, shelved recess, concealed double glazed window to the front elevation.

KITCHEN DINER

11' 7" x 9' 10" (3.53m x 3m)

Having wall and base storage cupboards, working surfaces, stainless steel sink unit, plumbing for a washing machine, electric cooker point, telephone point, 6 power point, radiator, uPVC double glazed window, uPVC double glazed door to rear. Walk in pantry with storage cupboards.

LANDING

Having separate access from the landing to the bathroom, radiator and uPVC double glazed window at the bottom of the staircase.

BEDROOM 1

11' 11" x 11' 5" (3.63m x 3.48m)

Having power point, radiator, telephone point, sealed unit double glazed window with window seat.

BEDROOM 2

10' 2" x 5' 2" (3.1m x 1.57m)

Having 2 power points, radiator, built in shelf storage cupboard and uPVC double glazed window with window seat.

SHOWER ROOM

7' x 4' 1" (2.13m x 1.24m)

Having tiled shower cubicle with electric shower, WC, wash basin.

There is a permanent staircase from the landing to the second floor bathroom.

BATHROOM

13' 1" x 12' 1" (3.99m x 3.68m)

(incorporating the stairwell)

Having bath, WC, wash basin, radiator, double glazed sky light, built in cupboard with Vaillant gas central heating combi boiler and access to eaves storage.

GARDEN

To the rear of the property is a paved patio, garden store and good sized walled lawn garden.

VIEWINGS

Key Accompanied

Mortgage Services

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. 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.





Ross Estate Agencies

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92+) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC

Tenure

Freehold

Council Tax Band

A

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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