



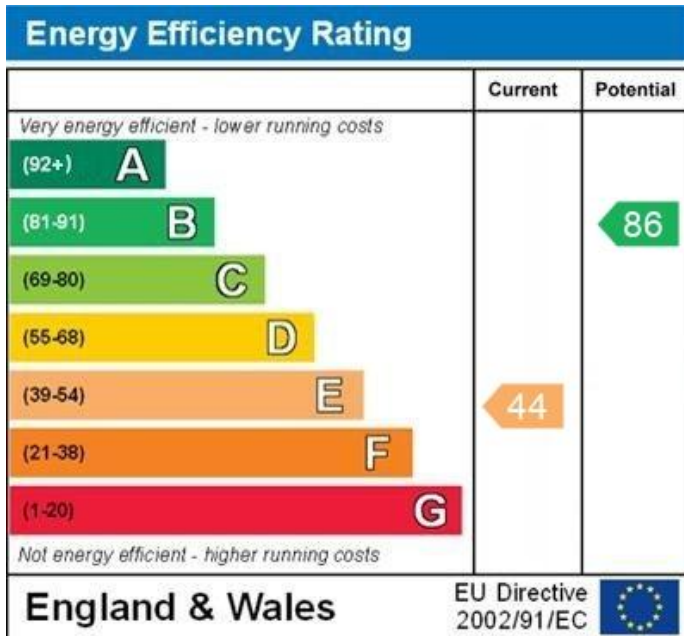
Lucy Boardman (Formerly Lloyds Bank) -

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.



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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 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

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Asking Price £134,950

- Four courted Mid-Terrace Property
- Popular Location in Dalton
- Lounge, Open To Dining Room
- Morning Room, Kitchen
- 2 Bedrooms
- Family Bathroom
- Double Glazing, Rear Yard With Seating
- Suit A Variety Of Buyers
- Vacant Possession
- Council Tax Band A





Property Description

We are pleased to bring to the market this four-courted mid-terrace property in the popular location in Dalton, close to local amenities, transport links, schools etc. The property boasts excellent living accommodation comprising of vestibule, lounge open to dining room, morning room, kitchen, 2 double bedrooms and a modern family bathroom. The property benefits from double glazing and a rear yard with seating area. Viewing is highly recommended to appreciate size on offer, it is also being sold with vacant possession.

SERVICES

Gas, water, telephone, electric, drainage

FRONTAGE

Front gate, front paved four courted area, double glazed door to

ENTRANCE HALLWAY

Dado rail, tiled flooring, coved ceiling and a door to

LOUNGE

14' 10" x 10' 2" (4.54m x 3.12m)

Double glazed window, feature fire surround with fire, dado rail, coved ceiling with ceiling rose, borrowed frosted window and an open archway to

DINING ROOM

10' 11" x 11' 11" (3.33m x 3.65m)

Double glazed windows, dado rail, storage heater, door to kitchen, doors to stairs to first floor

MORNING ROOM

7' 9" x 8' 7" (2.38m x 2.62m)

Double glazed window, storage heater, under stairs storage, part panelled walls and steps to kitchen

KITCHEN

Double glazed window, fitted wall and base drawer units with work tops to compliment, inset cream one and a half bowl sink unit with mixer taps, cooker point, plumb for washer, tiled splash, paneled ceiling and a display unit

LANDING

Borrowed frosted window, dado rail, spindle balustrade, storage heater, storage cupboard and doors to

BEDROOM 1

10' 5" x 11' 8" (3.18m x 3.58m)

Double glazed window, dado rail and built in full-length wardrobes

BEDROOM 2

8' 11" x 12' 0" (2.72m x 3.67m)

Double glazed window and a dado rail

BATHROOM

Double glazed frosted window, 3 piece suite low level W.C, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over, feature tiled splash walls, paneled ceiling and storage cupboards

GARDEN

Rear yard, access gate, paved seating area and a water tap

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.

