



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

B

Contact Details

Registered Office
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Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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sales@rossstateagencies.co.uk

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Romney Park | Dalton-in-Furness | LA15 8BN

Asking Price £260,000

- Semi-Detached Family Home
- Sought After Location In Dalton-In-Furness
- Well Presented Family Home
- Bay Window Lounge
- Modern Fitted Kitchen/Diner
- 3 Bedrooms, Modern Bathroom
- CH, DG, Off Road Parking For Several Cars
- Extensive Rear Split Level Garden
- Spacious Conservatory
- Council Tax Band B



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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 semi-detached family home in the popular residential area off Dalton-In-Furness, close to local schools, amenities and transport links. The property has lovely countryside views from rear. The property comprises of entrance hall area giving access to bay window lounge, modern fitted kitchen/diner with built in appliances, feature fire place with wood burner style fire, 3 bedrooms and a moderns fitted shower room. The property benefits from central heating, double glazing, spacious conservatory, easy maintenance front garden with parking for several cars, split level extensive rear garden with paved seating area, extensive lawned area with plants/shrubs and a large storage shed. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/basic.tasks.perused>

FRONTAGE

Off road parking for several cars, easy maintenance front garden area, double glazed door to

ENTRANCE HALL

Stairs to first floor, a radiator and a door to

LOUNGE

11' 6" x 12' 5" (3.52m x 3.79m)

Double glazed bay window, feature fire place with ornate tiles, under stairs storage and a door to

KITCHEN/DINER

15' 3" x 13' 0" (4.66m x 3.97m)

Double glazed window, fitted high shine grey wall and base drawer units with work tops to compliment, inset black one and a half bowl sink with mixer taps, integrated oven, microwave, 4 ring hob with extractor over, feature breakfast bar, plumb for washer, integrated fridge/freezer, feature brick fire, fire place with wood burner style fire, radiator, spotlight ceiling, laminate flooring and double doors to conservatory

CONSERVATORY

16' 1" x 9' 5" (4.91m x 2.88m)

Double glazed window, double glazed patio doors, double glazed door to side, air conditioning unit and a radiator

LANDING

Double glazed frosted arch window, access to loft and doors to

BEDROOM 1

9' 8" x 11' 11" (2.97m x 3.65m)

Double glazed bay window and a radiator

BEDROOM 2

9' 8" x 12' 7" (2.95m x 3.86m)

Double glazed window with pleasant views and a radiator

BEDROOM 3

6' 0" x 6' 1" (1.85m x 1.87m)

Double glazed window, laminate flooring and a radiator

BATHROOM

Double glazed window, fitted 3 piece suite with grey high shine cabinetry, low level W.C, hand wash basin with mixer taps, walk in shower cubicle with double headed shower, tiled walls, tiled flooring and a radiator

GARDEN

Rear enclosed split level garden with paved seating area, side access, lawned area with plants/shrubs and a large shed/workshop

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

