

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.

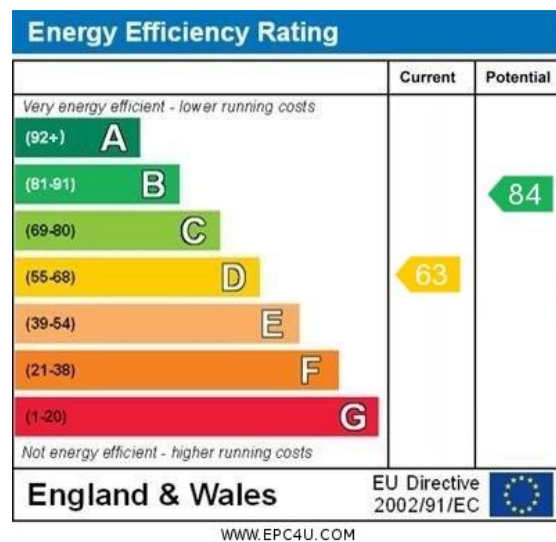
General

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.

ROSS

Estate Agencies



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
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Bowness Road | Dalton-in-Furness | LA15 8NJ

Offers Over £150,000

- Semi-Detached Property
- Sought After Location In Dalton
- In Need Of Modernising
- Porch, Lounge
- Kitchen/Diner
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Gardens To Front/Rear
- Vacant Possession
- Council Tax Band B, Freehold



Registered Office
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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this semi-detached property in a popular residential area of Dalton-in-Furness close to local amenities, transport links and schools. The property is in need of some modernisation which is reflected in the asking price. The property comprises of entrance porch leading to lounge, kitchen/diner, 3 bedrooms and bathroom. The property benefits from double glazing, central heating, off road parking with parking space and front and rear gardens. The property is being sold with vacant possession.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking and front garden area with raised flower beds

PORCH

Double glazed door and windows, tiled floor and door to lounge

LOUNGE

15' 9" x 14' 9" (4.82m x 4.52m)

Double glazed window, feature fire surround, part paneled walls, open staircase to 1st floor, tv point, radiator and door to kitchen/diner

KITCHEN/DINER

Double glazed windows, double glazed door, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, tiled splash, spotlight ceiling, under stairs storage and radiator

LANDING

Double glazed window, balustrade, access to loft and doors to bedrooms and bathroom

BEDROOM 1

15' 1" x 8' 3" (4.62m x 2.54m)

Double glazed window and radiator

BEDROOM 2

10' 10" x 8' 2" (3.32m x 2.50m)

Double glazed window and radiator

BEDROOM 3

10' 2" x 6' 1" (3.12m x 1.87m)

Double glazed window, over stairs storage cupboard and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath and tiled walls

GARDEN

Rear enclosed garden with lawned area and mature plants, shrubs and trees, off road parking area, outhouse/shed and water tap

VIEWINGS

Key accompanied

Draft particulars subject to client's approval

