



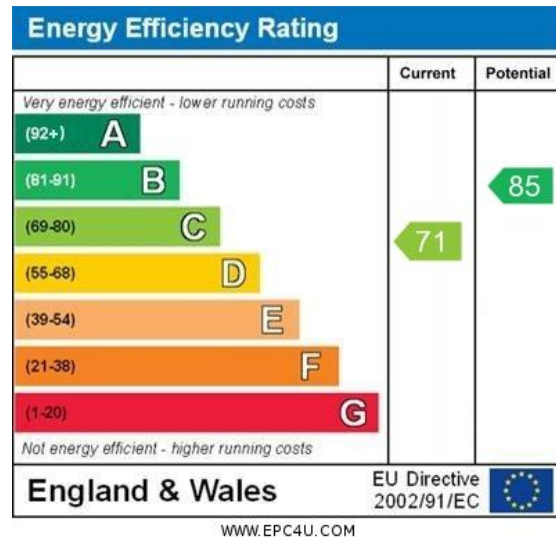
Lucy Boardman (Formerly Lloyds Bank) -

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

C

Contact Details

16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



Rusland Drive | Dalton-in-Furness | LA15 8UJ

Asking Price £249,950

- Semi-Detached Family Home
- Cul De Sac Location
- Sought After Location
- Spacious Lounge, Fitted Kitchen/Diner
- 3 Bedrooms, Master Having Ensuite
- Family Bathroom
- CH, DG, Off Road Parking For Several Cars
- Extended Rear Garden
- Viewing Highly Recommended
- Council Tax Band C, Freehold



ROSS Estate Agencies

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

Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in a cul de sac location in Dalton-in-Furness, close to local amenities, transport links and local schools. The property comprises of entrance hall area giving access to ground floor cloaks/wc, spacious lounge with patio doors, modern fitted kitchen/diner with breakfast bar, 3 bedrooms with master having ensuite and family bathroom. The property benefits from central heating, double glazing, off road parking for several cars, conservatory, lovely rear garden area with paved seating area, gazebo and extra land bought by the vendor to extend the garden with veg plot, summerhouse and patio area with pleasant views. Viewing is highly recommended.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for several cars, side access gate and double glazed door to entrance hall

ENTRANCE HALL

Double glazed window, radiator, tiled flooring, stairs to first floor and doors to –

GROUND FLOOR CLOAKS/WC

Double glazed frosted window, low level w.c, pedestal hand wash basin with mixer taps and radiator

LOUNGE

11' 6" x 15' 3" (3.52m x 4.66m)

Double glazed window, double glazed patio doors, radiator, feature fire surround with coal effect fire and laminate flooring

KITCHEN/DINER

Double glazed windows, radiator, modern fitted high shine wall and base storage units with worktops to compliment, inset black 1 and a half bowl sink unit with mixer taps, integrated double oven with 4 ring hob with extractor over, integrated fridge/freezer, plumbing for washer, wine rack, breakfast bar, spotlight ceiling, tiled flooring, under stairs cupboard and double glazed door leading to conservatory

CONSERVATORY

12' 10" x 10' 10" (3.92m x 3.31m)

Double glazed conservatory with patio doors and tiled flooring

LANDING

Spindle balustrade, double glazed window, radiator, (boiler), access to loft and doors to –

BEDROOM 1

8' 8" x 11' 9" (2.65m x 3.59m)

Double glazed window, built in wardrobes with hanging/shelving, radiator and door to ensuite

ENSUITE

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with mixer taps/vanity unit, walk in shower cubicle with shower over, towel rail, paneled walls and paneled ceiling

BEDROOM 2

9' 2" x 8' 9" (2.81m x 2.68m)

Double glazed window, built in over stairs storage cupboard and radiator

BEDROOM 3

8' 5" x 6' 5" (2.58m x 1.98m)

Double glazed window and laminate flooring

BATHROOM

Double glazed frosted window, towel rail, low level w.c, pedestal hand wash basin with taps, panel enclosed bath with double headed shower over, part paneled walls, tiled splash and paneled ceiling

REAR GARDEN

With paved patio seating, artificial grass, feature fencing, gazebo, side access gate, water tap and outside electrics

Extra garden leading down to veg plot, paved patio area with summerhouse and open views

VIEWINGS

Key accompanied

