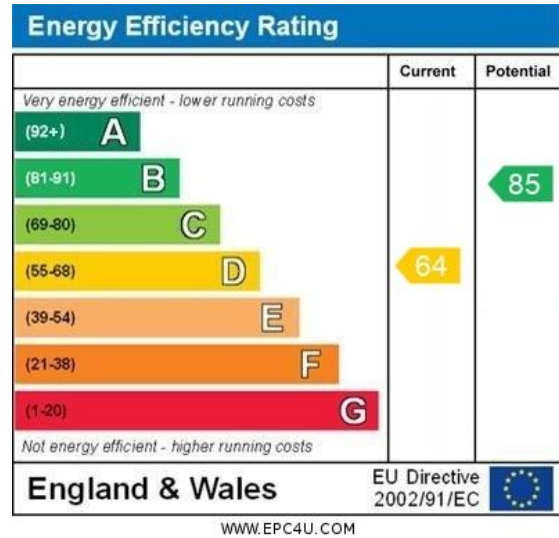


**Approx. Gross Internal Floor Area 913 sq. ft / 85.00 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

### 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

A

### Contact Details

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01229 825636



**Ashworth Street | Dalton-in-Furness | LA15 8SH**

**Asking Price £105,000**

- Suit A Variety Of Buyers
- Mid-Terrace Fore-Courted Property
- Popular Residential Area In Dalton
- Hallway, Lounge
- Dining Room, Kitchen
- 2 Double Bedrooms
- Family Bathroom
- CH, DG, Rear Yard, Outhouse
- Vacant Possession
- Council Tax Band A







## Property Description

We are pleased to bring to the market this mid-terrace fore-courted property in the popular location in Dalton-In-Furness, close to local amenities, transport links, schools and local tourist attraction, Dalton Zoo. The property comprises of entrance hallway giving access to lounge, dining room, kitchen, 2 bedrooms and a family bathroom. The property benefits from central heating, double glazing, rear enclosed yard with outhouse/storage, cloaks/W.C (not in use) and a utility room. Viewing is highly recommended and the property would suit a variety of buyers and is being sold with vacant possession.

### SERVICES

Gas, water, telephone, electric, drainage

### FRONTAGE

Raised paved seating four-courted area, double glazed door to

### ENTRANCE HALLWAY

Stairs to first floor, laminate flooring, borrowed frosted window, doors to

### LOUNGE

**10' 9" x 10' 11" (3.30m x 3.33m)**

Double glazed window, feature fire surround with coal effect fire, borrowed frosted window, double doors to dining room and a radiator

### DINING ROOM

**12' 10" x 10' 8" (3.93m x 3.27m)**

Double glazed window, door to kitchen, double doors to lounge and a radiator

### KITCHEN

Double glazed door, fitted wall and base drawer units with work tops to compliment, inset stainless steel one and a half bowl sink unit with mixer taps, cooker point, breakfast bar, tiled splash, under stairs storage and a radiator

### LANDING

Access to loft, spindle stair case and doors to

### BEDROOM 1

**10' 9" x 14' 4" (3.29m x 4.38m)**

Double glazed window and a radiator

### BEDROOM 2

**12' 11" x 8' 9" (3.95m x 2.67m)**

Double glazed window and a radiator

### BATHROOM

Double glazed frosted window, 4 piece suite low level W.C, pedestal hand wash basin with taps, panel enclosed bath with taps, corner shower cubicle with shower, tiled walls, laminate flooring and a radiator

### YARD

Rear enclosed yard with access gate and a paved seating area

## VIEWING

Key accompanied

