



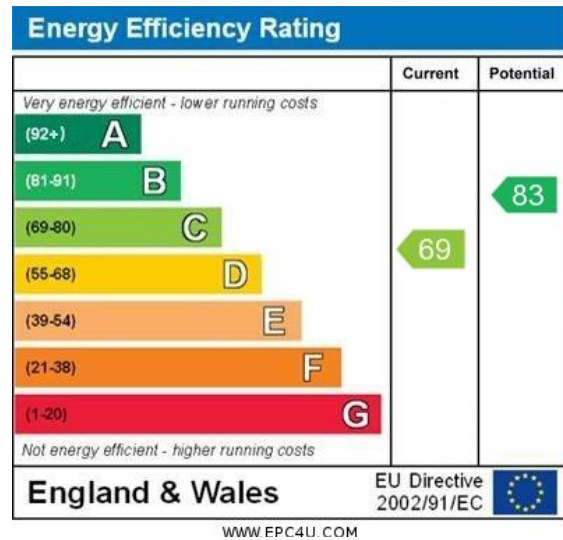
Lucy Boardman (Formerly Lloyds Bank) -

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
B

Contact Details
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Buttermere Drive | Dalton-in-Furness | LA15 8QW

Asking Price £185,000

- Semi-Detached Family Home
- Popular Residential Area
- Spacious Lounge, Kitchen, Dining/Utility Area
- 3 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Gardens To Front/Side/Rear
- Off Road Parking
- Tastefully Decorated Throughout
- Viewing Highly Recommended
- Council Tax Band B



ROSS Estate Agencies

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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 property in a popular residential area in Dalton-in-Furness, close to local amenities, transport links, popular schools and park. The property boasts excellent family living accommodation comprising of entrance hallway, spacious lounge, modern kitchen open to dining/utility area, 3 double bedrooms and a family bathroom. The property benefits from central heating, double glazing, gardens to front/side/rear, double gates leading to off road parking. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Double gates leading to off road parking, front/side garden with shale area, artificial grass, access to rear and double glazed door to entrance hall

ENTRANCE HALL

Double glazed window, double glazed patio doors to rear, stairs to first floor and door to lounge

LOUNGE

20' 2" x 11' 5" (6.15m x 3.48m)

Feature fire surround with coal effect fire, laminate flooring, coved ceiling, radiator and door to kitchen

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset 1 1/2 bowl sink unit with mixer taps, integrated oven, 4 ring hob, extractor over, glass display units, tiled splash, tiled flooring, plumbing for washer and open archway to dining/utility area

DINING/UTILITY AREA

6' 6" x 10' 11" (2.00m x 3.33m)

Double glazed window, double glazed door, tiled flooring, under stairs storage and radiator

LANDING

Access to loft, storage cupboard and doors to bedrooms and bathroom

BEDROOM 1

11' 7" x 11' 2" (3.54m x 3.42m)

Double glazed window, storage cupboard and radiator

BEDROOM 2

8' 9" x 14' 4" (2.68m x 4.38m)

Double glazed window and radiator

BEDROOM 3

6' 7" x 11' 5" (2.02m x 3.49m)

Double glazed window, coved ceiling and radiator

BATHROOM

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

GARDEN

Rear enclosed easy maintenance paved garden with seating area, shale area and side access

VIEWING

Key accompanied

Draft particulars subject to client's approval

