



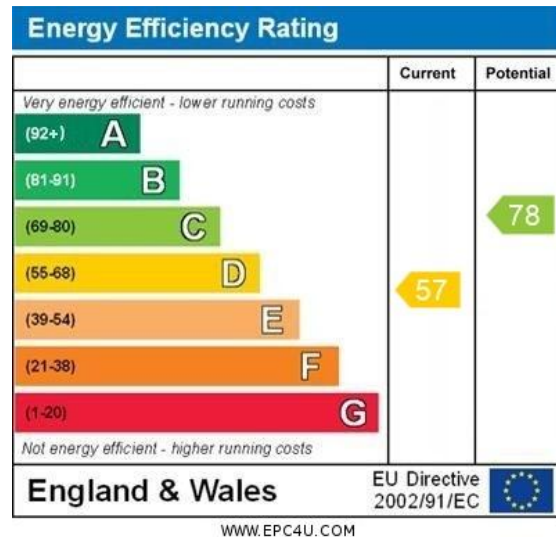
Lucy Boardman (Formerly Lloyds Bank) -

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

A

Contact Details

Registered Office
16 Cavendish Street
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01229 825636



Napier Street | Dalton-in-Furness | LA15 8HR

Asking Price £109,950

- Mid Terrace Stone Front Property
- Well Presented, Tastefully Decorated Throughout
- Excellent Condition
- Hallway, Lounge
- Dining Room, Fitted Kitchen
- 2 Bedrooms, Wet Room/Shower Room
- Central Heating, Double Glazing, Rear Yard
- Ready To Move Into
- Vacant Possession
- Council Tax Band A, Freehold



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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 stone mid front terrace property in a popular residential area in Dalton In Furness, close to local amenities, transport links and schools. The property has been updated by the current vendor, it is in excellent condition throughout and ready to move into! The property comprises of entrance hallway, lounge, dining room, fitted kitchen, 2 bedrooms and a wet room/shower room. The property benefits from central heating, double glazing and a pleasant rear yard. The property is being sold with vacant possession and viewing is essential to appreciate the size and standard on offer.

SERVICES

Gas, Water, Telephone, Electric and Drainage.

FRONTAGE

Front door to-

ENTRANCE HALL

Stairs to first floor, radiator and doors to-

DINING ROOM

10' 7" x 11' 1" (3.23m x 3.39m)

Double glazed window, radiator, fitted storage cupboards in alcoves.

LOUNGE

10' 7" x 11' 1" (3.25m x 4.07m)

Double glazed window, feature fire surround, radiator, TV point, built in storage cupboard and door to-

KITCHEN

Double glazed window, double glazed door, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer, tiled splash and under stairs storage.

LANDING

Spindle balustrade, storage cupboard, access to loft and doors to-

BEDROOM 1

13' 9" x 11' 5" (4.20m x 3.49m)

Double glazed window and radiator.

BEDROOM 2

8' 0" x 13' 6" (2.46m x 4.12m)

Double glazed window and radiator.

WET ROOM/SHOWER ROOM

Double glazed frosted window, 3 piece suite with low level WC, floating hand wash basin with taps, wall mounted shower with wet room style flooring, paneled walls, paneled ceiling, storage cupboard and boiler.

YARD

Access gate, water tap, paved area.

VIEWINGS

Key Accompanied

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.

