



PRICE £75,000

**41 KING STREET, DALTON-IN-FURNESS,
CUMBRIA, LA15 8EL**

This mid-terraced home is located just outside of the town centre, but is just a short walk away from some of the local amenities. The property presents the right purchaser lots of potential to update and modernise the accommodation. The property does have uPVC framed double glazing throughout, two separate reception rooms, a kitchen and ground floor bathroom plus two great sized double bedrooms. There is also an enclosed yard to the rear. *No Upper Chain*



2



2



1



On Road
Parking

Lounge Area



DIRECTIONS

Satnav: LA15 8EL, number 41

What3words: wins.pricier.inefficient

LOCATION

This part of King Street is accessed from Ulverston Road, which is one of the primary routes into the town. This property's level position affords an easy walk to nearby amenities which include a local bus service, pub, convenience shop/off-licence and takeaway food outlets. Dalton town centre also offers a large Co-op supermarket amongst an array of other businesses including an opticians, pharmacy, doctor's and dental surgeries, pubs, cafes, schools and also a leisure centre and railway station.

DESCRIPTION

The ground floor accommodation is nicely laid out and accessed through an entrance vestibule, which has a glazed internal door taking you into the first of the two living areas. This is the cosier of the two rooms and would make an ideal dining room, even though it is a little further away from the kitchen. There is also a tiled fireplace with a gas point to connect a fire.

Between the two reception rooms is the central staircase, which ascends to the first-floor landing area.

The lounge has access beneath the staircase with steep open tread steps leading down into a cellar that extends beneath the front half of the property. The lounge also has a tiled fireplace with a gas point to connect a fire, along with a tall window providing plenty of natural light and a glazed door which accesses the kitchen.

The kitchen has a double base unit with a granite-effect laminate worktop that incorporates a single drainer sink with hot and cold taps. There is space with plumbing alongside for a washing machine.

Beyond the kitchen is a small rear hall where there is a built-in cupboard housing the hot water cylinder tank, an external door providing access into the yard plus a sliding door that takes you into the bathroom.

The bathroom is fitted with a three-piece suite which has a shell type design to the bath, the cistern on the WC and also to the wash hand basin. There is tiling to the walls around the sanitary ware to approximately dado height with a painted finish elsewhere.

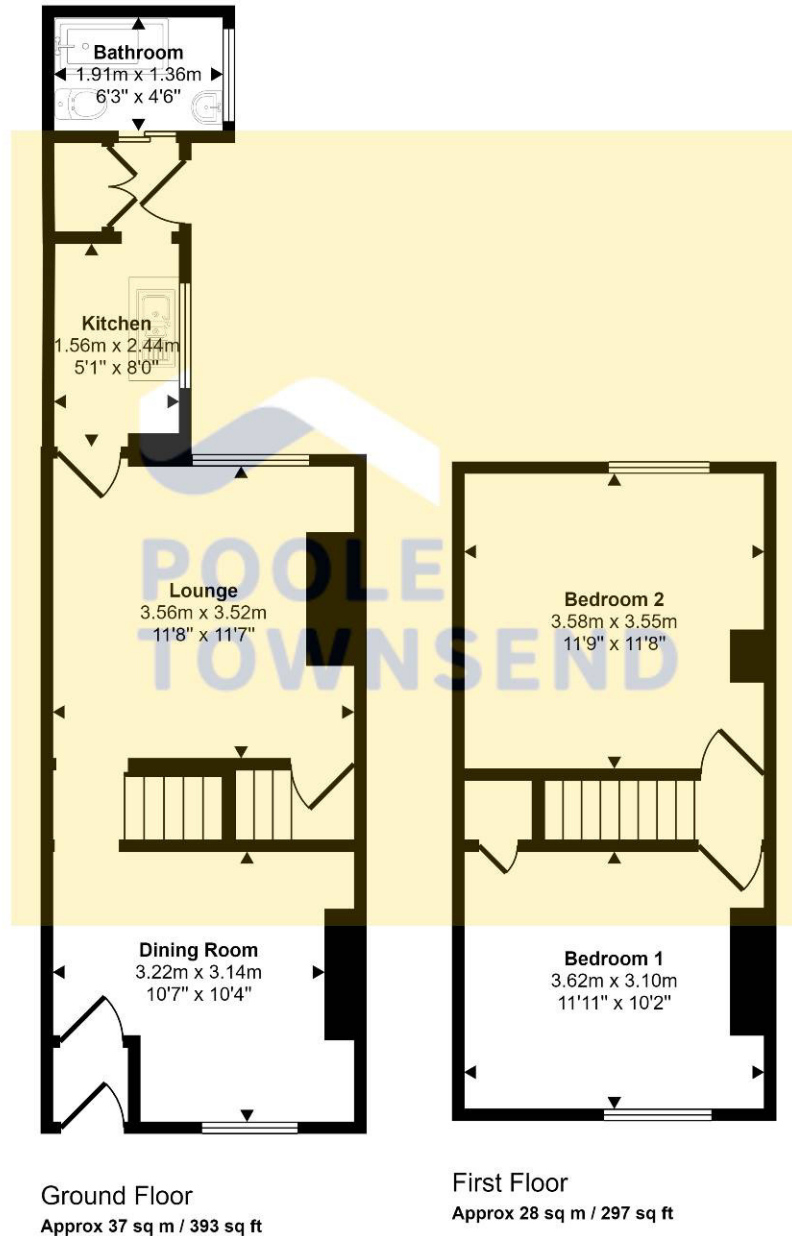
The first-floor accommodation comprises of two double bedrooms, the front room benefitting from having a built-in cupboard over the staircase which provides useful storage as well as also concealing the loft hatch.

Externally, this pavement fronted property has an enclosed yard to the rear with gated access.



Property layout

Approx Gross Internal Area
64 sq m / 691 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Your viewing appointment is on _____

Additional information

Council Tax Band: A
Local Authority: Westmorland and Furness Council
Services: Mains gas, electricity, water and drainage
Tenure: Freehold

EPC Rating = G

Your mortgage arrangements

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