



Total area: approx. 186.7 sq. metres (2009.8 sq. feet)

DIRECTIONS

Proceeding into Dalton, down Crooklands Brow. Continuing along Main Street passing Tudor Square on your right. Carry straight on over the next two crossings taking the right hand turn just before "The Wellington" public house into Nelson Street. The property is situated soon on the right hand side before you reach the car park on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/players.caves.hiker>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, gas and electricity are all connected



3



4



1



6 Nelson Street, Dalton-in-Furness,
 Cumbria, LA15 8AF

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

Traditional end terraced house offering spacious family sized accommodation set over three floors in the heart of Dalton-in-Furness. Showcasing an immense amount of character and is very well presented and cared for by the current owner. The property comprises of entrance hall, lounge, second reception room, separate dining room, kitchen and utility area. On the first and second floors are four double bedrooms, wet room and separate WC. To the rear is a spacious yard with potential for off road parking, outside store, mainly double glazed, gas fired central heating and offers perfect accommodation for the family buyer. The location in the heart of town gives good access to local schools and the comprehensive town amenities.



Accessed through a modern traditional style front door with etched glass panes including window to the door frame with number six upon it. Opening into:

ENTRANCE

Tiled to dado rail level, stripped wood flooring and set of multi paned double doors to hall.

HALL

Arched ceiling, coving and recessed coat hooks with traditional panelling. Dado rail, staircase to first floor and traditional wooden internal doors to three ground floor reception rooms.

LOUNGE

12' 8" x 12' 8" (3.87m x 3.87m) plus Bay
High ceiling, double glazed bay window to front with wood panelled sides and double glazed sash window. Cornice to ceiling, detailed ceiling light rose, central, feature fireplace with recessed gas fire, tiled inset, hearth, wooden fire surround and lower alcove cupboards to either side with recessed displays above. Radiator, dado rail, electric light and power.

SECOND RECEPTION ROOM

12' 9" x 11' 9" (3.91m x 3.60m) High ceiling with decorative coving, detailed ceiling light rose, two double glazed windows to side and rear with the rear looking to the attractive yard area. Central, feature fireplace with wooden fire surround, tiled inset with living flame effect gas fire and built in alcove cupboard to side. Dado rail and radiator.

DINING ROOM

11' 5" x 12' 2" (3.48m x 3.71m)
Two double glazed sash style windows to side, radiator, recessed alcove cupboard and drawers. Decorative, feature fireplace with wooden fire surround, tiled hearth and inset. Side door to kitchen.

KITCHEN

11' 11" x 6' 11" (3.65 m x 2.12m)
Modern kitchen fitted with an attractive range of base, wall and drawer units with light wood grain effect work surface incorporating white ceramic sink and drainer with mixer tap. Integrated appliances include electric hob with cooker hood over, low level electric oven and built in fridge and freezer. Attractive tiling to splashbacks, single glazed sash style window looking to the rear yard. Tiled floor, door to yard and open doorway to utility area.

UTILITY AREA

7' 2" x 3' 3" (2.19m x 1.01m)
Single glazed window, plumbing for washing machine and shelf above with space for dryer, panelling to ceiling and tile effect flooring.

FIRST FLOOR LANDING

Three quarter landing with access shower room and WC and steps to main landing area and bedrooms.

SHOWER ROOM

11' 0" x 8' 8" (3.37m x 2.66m)
Attractive and spacious room with glazed shower screen, floor drain, thermostatic shower with flexi track spray and fixed rain head fitment and pedestal wash hand basin. Full tiling to walls with green painted panelling and matching finish to built in cupboard with shelving. Wet room style flooring, radiator, inset lights to ceiling and extractor. Single glazed pattern glass window to side.



WC

Low level WC, tiled floor, partly tiled walls and single glazed pattern glass window to side.

FIRST FLOOR LANDING

Built in cupboard housing gas boiler for the heating and hot water systems. Radiator and staircase to upper floor.

BEDROOM

17' 1" x 12' 3" (5.22m x 3.75m)
Spacious double room with two double glazed sash windows to front. Traditional decorative fireplace feature, picture rail and radiator.

BEDROOM

12' 11" x 11' 10" (3.96m x 3.63m)
Further double room with picture rail, radiator and double glazed sash window to rear looking down to the yard.

SECOND FLOOR LANDING

Turn at the three quarter landing with double glazed sash window offering an aspect over the rooftops of Dalton. Main landing with access to loft and doors to two further bedrooms.

BEDROOM

16' 10" x 11' 7" (5.14m x 3.55m)
Further double room to the front with two double glazed sash windows, partially exposed beam and radiator.

BEDROOM

12' 8" x 12' 10" (3.86m x 3.91m)
Final double room to the rear with double glazed sash window, partially exposed beam, radiator, electric light and power.

EXTERIOR

Pavement fronted with sizeable yard to rear. Double gates offering potential for off road parking, stone retaining wall, flagged and tarmac seating areas and useful outbuildings.

