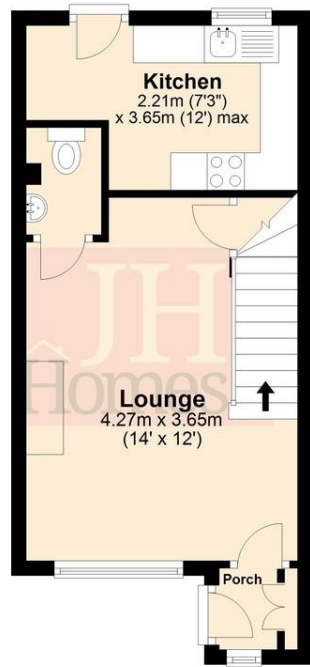


Ground Floor
Approx. 27.4 sq. metres (295.2 sq. feet)



First Floor
Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 sq. feet)

DIRECTIONS

Leaving the office of JH Homes, proceed up the cobbled market street up to Market Cross Statue. Crossing the road between the Farmers Arms & Oxfam onto Daltongate. Just after the car park on the right hand side turn right onto Stockbridge Lane and then right into Daltongate Court. The property can be found to the right hand side down the walkway.

Alternatively if on foot the property can be accessed through the arched walkway just after the Hope & Anchor on Daltongate. Proceed through and the end of the row of properties on Daltongate can be seen in front of you where you will proceed to the left hand side and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/homecare.encoding.sobbed>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



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.



£180,000



1



2



1



PARKING

**7 Daltongate Court,
Ulverston, LA12 7UA**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated within walking distance of Ulverston town centre and its many shops, pubs and bars this tucked away property is perfectly placed with views of Hoad Monument and looking for its next new owner. Whilst in need of some general upgrading the basic bones of this property have a beautiful feel, walking in the property shows a nice and light space good sized rooms whilst being of a manageable size for those starting out, looking to downsize or a second home. Comprising of lounge, WC/cloakroom, kitchen with small dining space, two double bedrooms and shower room to the first floor. Complete with a small garden frontage, rear patio garden with views over fields and rooftops, gas central heating system and double glazing this is one not to be missed.



Entered through a PVC door with glazed inserts into:

PORCH

UPVC double glazed window to front, ceiling light point, space for coats and double cupboard housing the fuse board and electric and gas meters. Wooden door with opaque glazed inserts into:

LOUNGE

14' 0" x 12' 0" (4.27m x 3.66m)
Wood style laminate flooring, stairs to first floor, radiator and ceiling light point plus wall light. Wooden double glazed, traditional double window to front, stone feature panel to one wall with raised tiled hearth and plug in electric fire. Under stairs cupboard with light and door into:

CLOAKROOM/WC

Fitted with a modern two piece suite comprising of low level, dual flush WC and vanity unit housing sink with mixer tap. Ceiling light point and wall mounted cupboard.

KITCHEN

7' 3" x 12' 0" (2.21m x 3.66m) widest points
Open doorway from the lounge. Fitted with a range of base, wall and drawer units with worktop over, matching back splash and incorporating sink and drainer with mixer tap. Integrated oven and gas hob with cooker hood over a gloss splash back. Wall mounted Vaillant boiler, continuation of wood style laminate flooring, ceiling light and radiator. Small area for dining next to the PVC door with opaque glazed inserts offering a framed view of Hoad Monument and wooden, double glazed traditional window sharing the same view.

FIRST FLOOR LANDING

Loft access, ceiling light point, access to bedrooms and bathroom.

BEDROOM

7' 3" x 12' 0" (2.21m x 3.66m)
Double room with two wooden, double glazed traditional windows to front, two radiators and two wall lights. Double wardrobe with sliding doors and further cupboard over the stairs housing a linen closet.



SHOWER ROOM

5' 5" x 5' 0" (1.65m x 1.52m)
Fitted with a three piece suite comprising of corner shower with mixer shower, pedestal wash hand basin and low level WC. Tiles to two walls and modern cladding to the other two, linoleum flooring, ceiling light point, extractor and radiator.

BEDROOM

10' 3" x 12' 0" (3.12m x 3.66m)
Further small double with two wooden, double glazed traditional windows to the rear with uninterrupted views of Hoad Monument, rooftops and fields. Two radiators and three wall lights.

EXTERIOR

To the rear is a paved area with access down to Daltongate. Offering a small area for plants and giving viewings of the clock town and the hills in the distance. To the front of the property is an easy to maintain planted area with ample shrubs and a paved pathway leading to the steps to the front door.

