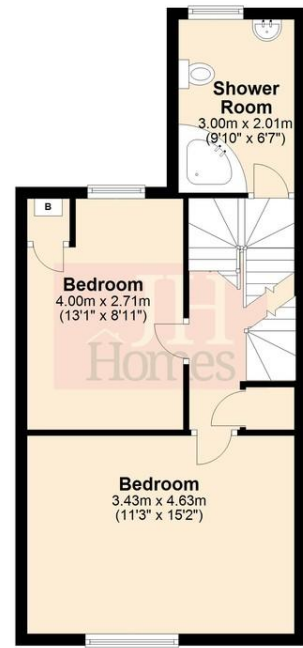


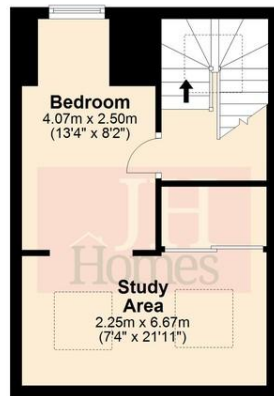
Ground Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



Second Floor
Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, and through Tudor Square. After the pedestrian crossing, turn right into Cleator Street and proceed up the hill, and the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/redouble.list.tiles>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage 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.



£190,000



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**33 Cleator Street,
Dalton-in-Furness, LA15 8RU**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Deceptively spacious, attractively presented, three bedroom traditional mid terrace cottage offering exceptional living accommodation over three floors with elevated views across the town, complimented by gas central heating system and uPVC double glazing. Comprising of entrance hallway, two reception rooms, recently installed fitted kitchen with integral appliances, two bedrooms and bathroom to the first floor plus further staircase to the second floor with bedroom and study area. Externally there is a three-tier garden which is fully enclosed with flagging and outbuilding. Internal inspection comes highly recommended to appreciate this nicely maintained home. Conveniently located within proximity to local amenities to the town this property will appeal to a wide range of purchasers.



Accessed through a PVC door with glazed inserts into:

HALLWAY

Door to dining room, lounge, stairs to first floor, radiator and ceiling light point.

DINING ROOM

11' 3" x 10' 9" (3.43m x 3.30m)

UPVC double glazed window to front, coal effect living flame gas fire with marble back, plinth and pine stained surround.

Alcove cupboard, wooden flooring, ceiling light point and radiator. Open to:

LOUNGE

13' 1" x 11' 10" (4.0m x 3.63m)

UPVC double glazed window to rear, central feature wood burning stove with stone surround and wooden mantle.

Wooden flooring, ceiling light point and radiator. Door and steps down to:

KITCHEN

17' 4" x 7' 10" (5.30m x 2.39m)

Recently fitted fitted with a good range of base, wall and drawer units with chrome effect handles and wooden worktop over incorporating stainless steel sink and drainer with mixer tap and matching splashbacks. Integrated electric oven and hob with cooker hood over and microwave. Recess and plumbing for washing machine, radiator, understairs area and uPVC double glazed window to side. Door to rear yard.

FIRST FLOOR LANDING

Storage cupboard, stairs to second floor and access to two bedrooms and bathroom.

BEDROOM

11' 3" x 15' 2" (3.43m x 4.62m)

Double room with ceiling light point, radiator and uPVC double glazed window to front.



BEDROOM

13' 1" x 8' 11" (3.99m x 2.72m)

UPVC double glazed window to rear, ceiling light point and radiator. Cupboard housing combination boiler for the hot water and heating system.

BATHROOM

9' 10" x 6' 7" (3m x 2.01m)

Fitted with a three piece suite comprising of corner panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled to mid height, ceiling light point, radiator and uPVC double glazed window to rear.

SECOND FLOOR LANDING

Velux roof window and door to:

BEDROOM

13' 4" x 8' 2" (4.06m x 2.49m)

UPVC double glazed window to rear with views, ceiling light point and radiator. Open doorway to:

STUDY AREA

7' 4" x 21' 11" (2.24m x 6.68m) widest points

Two Velux style roof windows, double wardrobe with loft access, eaves storage space, ceiling light point and radiator.

EXTERIOR

Pleasant, split level yard with outbuilding and door to rear service lane.

