

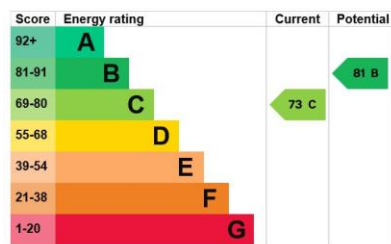
**DIRECTIONS**

Driving through Dalton along Market Street in the Barrow direction, continue straight on at the Abbey Road Junction towards Marketplace where the property can be found on the left hand side shortly after the junction.

The property can be found by using the approximate "What Three Words" <https://what3words.com/besotted.sparkles.badge>

**GENERAL INFORMATION**

TENURE: Leasehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, water and electric.  
 PLEASE NOTE: A new 999 year lease will be created prior to completion. It is envisaged there will be a monthly payment to cover buildings Insurance and gardening. Please contact the office for further details.



**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.



**£150,000**



1



3



2



PARKING

**3C Market Place,  
 Dalton-in-Furness, LA15 8AZ**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

First floor apartment situated within this historic Grade II listed former public house in one of the oldest parts of Dalton in Furness. Sympathetically modernised and restored to offer spacious accommodation whilst retaining a lot of original character. Complete with three double bedrooms, two with ensuites, open plan lounge/diner, fitted kitchen and benefiting from a good standard of presentation and gas fired central heating system. Offering convenient access to the town centre and its amenities of Dalton in Furness plus use of a good sized communal garden to the rear of the building and shared on site parking for residents. Offered vacant with no upper chain, it is competitively priced and recommended for early viewing to appreciate the character and space it offers.



Accessed through a communal door giving access to the staircase leading to the first floor with a private door into the apartment. The front door is a beautiful feature door with leaded glass insert and opens directly into:

#### ENTRANCE HALL

Velux double glazed roof, ceiling with inset LED lights, open shelving area to side and open access to lounge. Coat hooks to wall and white panelled internal doors to WC, utility and a bedroom.

#### WC

3' 3" x 5' 2" (1.01m x 1.59m)

Two piece suite comprising of WC with push button flush and pedestal wash hand basin with mixer tap. Chrome ladder style towel radiator, extractor fan to ceiling and inset LED light.

#### LOUNGE

24' 2" x 11' 3" (7.39m x 3.45m)

Character room with extensive, heavily timbered trusses, beams and timbers to the ceiling. Two sash windows to front offering a pleasant outlook towards Market Place, high vaulted ceiling, three suspended pendant lights, three wall light points and two radiators. Open access with breakfast bar to kitchen.

#### KITCHEN

5' 2" x 14' 7" (1.60m x 4.47m)

Fitted with a modern range of base, wall and drawer units with woodblock work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated electric hob and low level oven, built in dishwasher and space for freestanding fridge freezer. Breakfast bar with a fire curtain divide to lounge.

#### UTILITY ROOM

6' 2" x 7' 0" (1.88m x 2.13m)

Velux double glazed skylight, wall mounted Main eco elite gas combi boiler for the heating and hot water systems and an area of work surface with recess and plumbing under for washing machine, double cupboard, extractor fan, ceiling light point and power.

#### BEDROOM

17' 4" x 13' 0" (5.28m x 3.96m) widest points

Double room with feature exposed beam and timber features. Sash window to front offering an aspect onto Market Place, radiator and door to ensuite shower room.



#### ENSUITE

7' 6" x 3' 9" (2.29m x 1.14m)

Comprising of WC with push button flush, pedestal wash basin and shower cubicle with curtain rail and tiled surround with a thermostatic shower. Extractor fan, LED lighting and feature exposed beams.

#### BEDROOM

12' 11" x 11' 6" (3.94m x 3.51m)

Double room with feature exposed beams, sash window to front with deeper sill, radiator, ceiling light point and door to ensuite shower room.

#### ENSUITE

3' 1" x 11' 6" (0.94m x 3.51m)

Comprising of WC, pedestal wash hand basin with mirror fronted bathroom cabinet over, chrome ladder style towel radiator and glazed door to shower cubicle with thermostatic shower and tiled surround. Extractor fan and inset lights to ceiling.

#### BEDROOM

8' 3" x 13' 11" (2.51m x 4.24m)

Further double room with feature exposed beam, low level wood framed double glazed window with safety rail to side. Radiator, ceiling light point, power and provision suitable for TV to be mounted to wall.

#### EXTERIOR

Communal courtyard area to side also offering parking (subject to demand) with further parking available around Marketplace. To the end of the courtyard is an excellent garden space over three levels which is communal with the other three apartments.

