



DIRECTIONS

Coming from Ulverston Road continue down the hill into Dalton Twon Centre, and passed Tudor Square. Continue along Market Street and take your first left into Station Road. Turn right into Station Approach and the property is immediately in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/muted.mornings.chats>

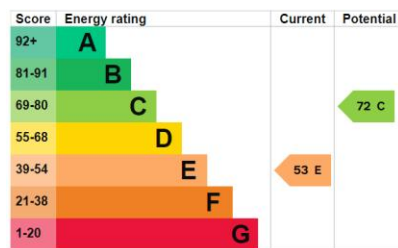
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: 1 Station House - C 2 Station House - B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric to both properties.



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PARKING

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.

1 Station House, Station Approach,
Dalton-in-Furness, LA15 8RA

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Former station house which has been fantastically converted to a comfortable, family sized home comprising of lounge with fireplace, conservatory, kitchen/diner, utility room, office/lounge and three bedrooms one with an ensuite plus family bathroom to the first floor. Complete with gas central heating system and parking.



Accessed through a PVC door with patterned glazed inserts opening into:

ENTRANCE HALL

Doors to study and kitchen and stairs to first floor.

KITCHEN

10' 0" x 15' 5" (3.05m x 4.7m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splash backs. Integrated electric undercounter double oven, gas hob and space for fridge/freezer. Understairs cupboard housing combination boiler for the hot water and heating system, ceiling light point, door to hallway and door to conservatory.

UTILITY ROOM

LOUNGE/DINER

26' 11" x 13' 9" (8.2m x 4.19m)

Fabulous dual aspect windows to front and rear. Feature electric fire, two radiators and ceiling light point.

CONSERVATORY

7' 10" x 10' 3" (2.39m x 3.12m)

Glazing to rear aspect and external door to rear yard.

OFFICE

13' 10" x 11' 10" (4.22m x 3.61m)

Window to front, original fireplace with tiled back and plinth. Radiator, ceiling light point and door to:

BEDROOM/GUEST SUITE

13' 10" x 10' 10" (4.22m x 3.3m)

Window to rear aspect with seat. Modern wall attached electric fire set on decorative wooden slats and exposed stonework, ceiling light point and radiator. Door to:

ENSUITE

13' 10" x 3' 9" (4.22m x 1.14m)

Modern three piece suite comprising of shower cubicle with mixer shower, pedestal wash hand basin and low level, dual flush WC. Ladder style radiator, ceiling light point and cladding to shower area.



FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM

11' 4" x 13' 9" (3.45m x 4.19m)

Window to rear, double wardrobe, wooden flooring, radiator and ceiling light point.

BEDROOM

16' 4" x 10' 2" (4.98m x 3.1m)

Window to front, ceiling light point and radiator.

BEDROOM

6' 11" x 10' 3" (2.11m x 3.12m)

Single room with uPVC double glazed window to rear, ceiling light and radiator.

BATHROOM

10' 0" x 5' 5" (3.05m x 1.65m)

Modern three piece suit comprising of WC, wash hand basin and bath with shower over. Three quarter tiling, heated towel rail, ceiling light point and storage cupboard.

EXTERIOR

Off road parking immediately to the front and patio area to rear.

