

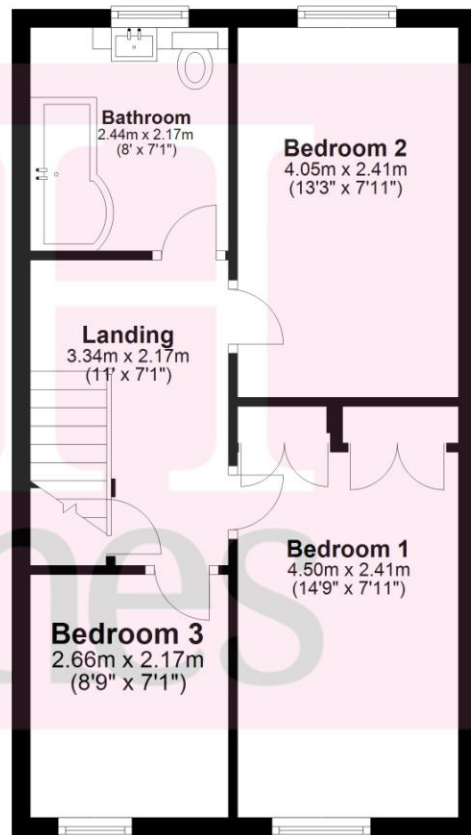
**Ground Floor**

Approx. 41.4 sq. metres (445.9 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (435.6 sq. feet)



**Bedroom 3**  
2.66m x 2.17m  
(8'9" x 7'1")

**Bedroom 1**  
4.50m x 2.41m  
(14'9" x 7'11")

**Bedroom 2**  
4.05m x 2.41m  
(13'3" x 7'11")

**Bathroom**  
2.44m x 2.17m  
(8' x 7'1")

**Landing**  
3.34m x 2.17m  
(11' x 7'1")

DIRECTIONS

Proceeding into Dalton-in-Furness down Crooklands Brow continue and turn Left onto Station Road, continue up the hill and bear right over the bridge and turn left into Hollygate Road continue and take the turning on the right towards the top of the rise into Loweswater Terrace.

The property can also be found using the following "What3words" <https://w3w.co/hopes.zaps.keener>

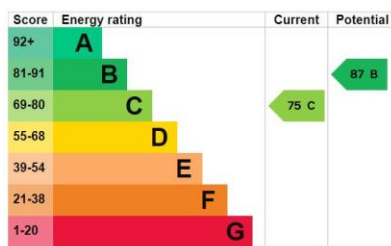
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.



**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**



1



3



1



PARKING

**10 Loweswater Terrace,  
Dalton-in-Furness, LA15 8XN**

For more information call **01229 445004**

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Modern mid terraced house situated in this popular and pleasing location within Dalton-in-Furness. Positioned to offer an elevated open aspect to the front over fields and beyond to the rooftops of Dalton and countryside beyond. Particularly well presented by the current owners and offers deceptive accommodation that will be appreciated upon inspection. Comprising of lounge, modern fitted kitchen/diner, three good sized bedrooms, two with fitted wardrobes and spacious family bathroom. Complete with garden areas to front, sunny terraced area to rear and beyond useful garden store and off-road parking. The convenient location offers excellent access to the town and amenities and viewing is both invited and recommended to appreciate this most comfortable home and its deceptive proportions.



Accessed from the front via a PVC door with patterned glass upper panes opening directly into:

#### LOUNGE

18' 8" x 15' 3" (5.69m x 4.65m)  
Box bay window with uPVC double glazed panes offering a pleasant outlook over the field opposite and towards Dalton in the distance. Karndean flooring, central feature fireplace with conglomerate style finish, matching hearth and inset living coal flame gas fire, ceiling light points, coving, two radiators and feature half glazed wooden door to dining kitchen. Stairs to first floor with slide out storage units as well as a set of double doors to a further storage area.

#### KITCHEN/DINER

15' 3" x 9' 4" (4.65m x 2.84m)  
Attractively fitted with a comprehensive range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer, modern metallic handles and matching cornice. Integrated five burner gas hob with curved glass cooker hood over with fan and light, electric double oven and grill, built in dishwasher and washing machine with space for free standing fridge freezer.

Tiled splash backs, two ceiling light points, tiled flooring and radiator. PVC double glazed French doors offering access to rear patio garden with parking beyond and matching uPVC double glazed window with fitted blind.

#### FIRST FLOOR LANDING

Coving to ceiling, loft access, cupboard over the stairs and access to three bedrooms and family bathroom.

#### BEDROOM

12' 9" x 7' 10" (3.89m x 2.39m)  
Double room with a range of fitted wardrobes to one wall, TV bracket to the wall, ceiling light point, radiator and coving to ceiling. UPVC double glazed window to front offering an open aspect over the adjacent field and beyond over the roof tops of Dalton and countryside beyond.

#### BEDROOM

11' 1" x 7' 1" (3.38m x 2.16m)  
Further good double room with fitted bedroom furniture to one wall comprising of cupboards with hanging space and drawers. Radiator, coving to ceiling, TV bracket to the wall and ceiling light point. UPVC double glazed window to rear.



#### BEDROOM

8' 7" x 7' 1" (2.62m x 2.16m)  
Single room with power sockets, TV bracket to wall, coving and ceiling light point. UPVC double glazed window to front offering fabulous aspect again over the field and Dalton beyond.

#### BATHROOM

7' 10" x 7' 1" (2.39m x 2.16m)  
Three piece suite in white comprising of bath with curved shower screen, wall mounted mixer tap and thermostatic shower over, wash hand basin inset to vanity unit with storage cupboards and drawers and WC with concealed cistern. Tiling to two walls, radiator, ceiling light point and uPVC double glazed pattern glass window to rear.

#### EXTERIOR

To the front of the property is an open plan grassed area with flagged path leading to the front door and flagged communal pathway enjoyed by the neighbouring properties. To the rear is an excellent enclosed sunny garden terrace which again is flagged offering outside seating and eating space was raised borders to the side. To the end is a useful storage shed with light and power and gated access to the parking area.

