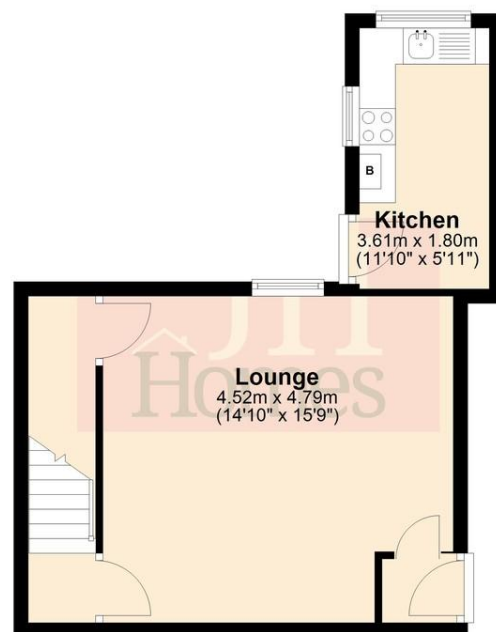
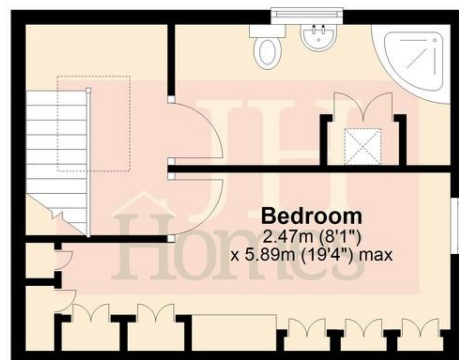


Ground Floor
Approx. 33.0 sq. metres (354.7 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 59.3 sq. metres (638.8 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and before The Red Lion pub is the ginnel to Court Five. Proceed through the double gates where you will find Eden Cottage on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/attention.leaps.rucksack>

GENERAL INFORMATION

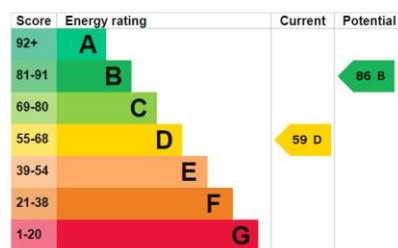
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains gas, water, drainage and electricity are all connected.

PLEASE NOTE: Pedestrian/right of way access for bins etc.



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.



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£130,000



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**Eden Cottage, 5 Court Five, Market Street,
Dalton-in-Furness, LA15 8AS**

For more information call **01229 445004**

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

Superbly upgraded cottage property which is situated within a charming courtyard setting close to Dalton town centre. Having been well updated and benefiting from gas fired central heating system, UPVC double glazing throughout and modern fitted shower room. Comprising of lounge, kitchen to the ground floor with a double bedroom and shower room to the first floor. Complete with a garden area to the rear, many original style features including stone working and beams along with a shared outbuilding. Situated in a historical part of Dalton through a shared ginnel, this property would be suitable for a variety of buyers including the single person or those looking to downsize. Early internal inspection is strongly recommended for this realistically priced cottage.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to:

LOUNGE

15' 7" x 14' 9" (4.75m x 4.5m)
UPVC double glazed window to rear, feature fireplace with surround, understairs cupboard, ceiling light point and radiator.
Staircase to first floor and door to:

KITCHEN

11' 10" x 5' 10" (3.61m x 1.80m)
Fitted with a range of mixed base, wall and drawer units with worktop over incorporating sink and drainer, brass effect handles and decorative splash backs. Integrated gas hob, electric oven and wall mounted combination boiler. Door to rear yard and two uPVC double glazed windows to side and rear.

FIRST FLOOR LANDING

Access to bedroom and shower room.



BEDROOM

18' 3" x 8' 1" (5.58m x 2.47m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

SHOWER ROOM

Three piece suite comprising of shower cubicle, WC and wash hand basin. Storage cupboard with plumbing for washing machine and uPVC double glazed window to side.

EXTERIOR

To the rear accessed from the kitchen is a pleasant yard opening to a lovely enclosed rear garden.

OUTBUILDING

Shared storage.

