

Total area: approx. 98.3 sq. metres (1058.0 sq. feet)

#### DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street, continuing through Dalton until you reach Market Place where the building can be found on your left hand side. Continue through the archway where you will find the access to the apartment.

The property can be found by using the following "What Three Words" <https://w3w.co/bleaker.chemistry.returns>

#### GENERAL INFORMATION

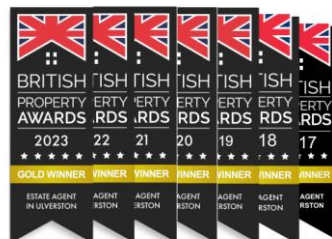
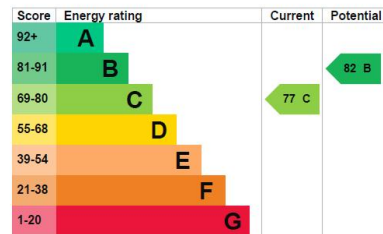
TENURE: Leasehold

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.

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PARKING

3B 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)



Spacious and well appointed ground floor apartment with private access situated within this historic Grade II listed former public house in one of the oldest parts of Dalton in Furness. Having been sympathetically modernised and restored to offer spacious accommodation whilst retaining a lot of the original character. Comprising of two double bedrooms, both with ensuite shower rooms, open plan living/dining/kitchen area and a utility/WC. Benefiting from a good standard of presentation and gas fired central heating system with the location offering convenient access to the town centre and amenities of Dalton in Furness. The exterior benefits from the use of a good sized communal garden to the rear of the building as well as parking. This excellent home is offered vacant with no upper chain, is competitively priced and recommended for early viewing to appreciate the character and space it offers. Early appointments are available through the office of JH Homes.



Accessed directly from Market Place via an archway leading to its own entrance door.

**ENTRANCE HALL**

Door to:

**LOUNGE/DINER/KITCHEN**

35' 3" x 20' 6" (10.76m x 6.27m)

Three windows to the rear and side, feature exposed beams to the ceiling and feature fireplace to the lounge area and two radiators.

Kitchen Area

Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with swan necked mixer tap and chrome handles. Recess tiling, integrated oven and hob with cooker hood over. Space for upright fridge/freezer and spot lights to ceiling. wo radiators.

Door to:

**INNER HALL**

Doors to both bedrooms and utility/WC.

**BEDROOM**

14' 0" x 12' 11" (4.28m x 3.95m)

Double room with window to side, radiator, storage cupboard housing combination boiler for the hot water and heating system and walk-in wardrobe. Door to:

**ENSUITE**

Three piece suite comprising of shower cubicle, WC and wash hand basin. Tiling to shower cubide and splash backs and ceiling light point.

**BEDROOM**

12' 6" x 10' 5" (3.82m x 3.18m)

Further double room with window to side, radiator and door to:



**ENSUITE**

Three piece suite comprising of shower cubicle, WC and wash hand basin. Tiling to shower cubide and splashbacks.

**UTILITY/WC**

6' 5" x 5' 10" (1.97m x 1.80m)

Area of worksurface with space and plumbing for washing machine under. Two-piece suite comprising of WC and wash hand basin.

**EXTERIOR**

Communal courtyard area which also offers parking (subject to demand) with the end of the courtyard offering an excellent garden space over three levels for communal use.

