

Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

**DIRECTIONS**

Proceeding into Dalton-In-Furness down Crooklands Brow, and through Tudor Square and before the turn into Station Road the property can be found on your left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/expert.ogre.twitchy>

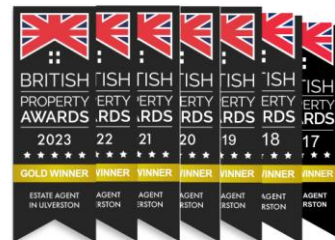
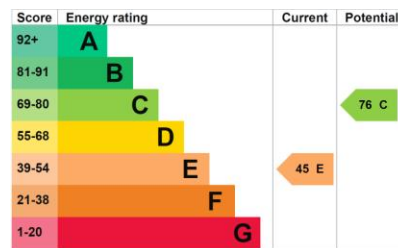
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, 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.



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94 Market Street,  
Dalton-in-Furness, LA15 8DN

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Traditional end terraced cottage situated in this popular location offering convenient access on the doorstep to the town centre and other amenities including Leisure Centre, Dowdales Secondary School as well as the nearby Chapel Street Infants and Nursery School and George Romney Junior School. Offering many original style features including feature beaming whilst comprising of entrance vestibule, hallway, lounge, kitchen/dining room and uPVC conservatory with lovely view of the enclosed rear garden to the ground floor, two bedrooms and four piece bathroom suite to the second floor and loft space accessed by a staircase. Pleasant, enclosed forecourt and rear garden, gas fired central heating system, double glazing and presented to a good standard throughout. Considered suitable to a range of buyers including the first-time buyer or those looking to downsize with viewing recommended and invited.



Accessed through a traditional front door into:

**ENTRANCE VESTIBULE**

Door to:

**HALLWAY**

Access to lounge and kitchen, stairs to first floor and radiator.

**LOUNGE**

11' 0" x 11' 9" (3.37m x 3.59m)

Single glazed window to front and radiator.

**KITCHEN/DINING ROOM**

15' 4" x 14' 1" (4.67m x 4.29m) widest point

Country style kitchen fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Space and point for range style cooker with hybrid flyover housing extractor, space and plumbing for washing machine, space for dishwasher and space for fridge/freezer.

Wood laminate flooring, understairs cupboard, radiator and cupboard housing combination boiler for the hot water and heating system. Door to:

**CONSERVATORY**

8' 3" x 7' 4" (2.51m x 2.24m)

UPVC double glazed window to rear, electric wall heater and door to garden.

**FIRST FLOOR LANDING**

Stained glass window to rear, access to two bedrooms and bathroom. Door and stairs to second floor.

**BEDROOM**

13' 9" x 11' 0" (4.19m x 3.35m)

Double room with uPVC double glazed window to rear and radiator.

**BEDROOM**

12' 6" x 9' 4" (3.81m x 2.84m)

Further double room with full length single glazed window to front and radiator.



**BATHROOM**

Modern four piece suite in white comprising of high level flush WC, wash hand vanity basin, slipper bath and shower cubicle. Splashback tiling and radiator.

**SECOND FLOOR**

**LOFT ROOM**

18' 6" x 17' 7" (5.64m x 5.36m)

UPVC double glazed window to side and eaves storage space.

**EXTERIOR**

Pleasant forecourt garden. Access to front entrance door and side ginnel with wooden latch gate to rear garden which is enclosed for privacy considerations and offers a low maintenance space with a timber decking area.

