

DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street, continuing through Dalton until you reach Market Place on your left hand side. Take this road momentarily and turn right into Castle Street where 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/reckons.tickling.awoken>

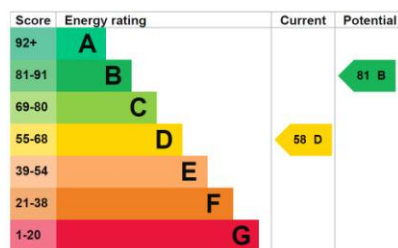
GENERAL INFORMATION

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.

JH Homes

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£195,000



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**8 Castle Street,
Dalton-in-Furness, LA15 8BB**

For more information call **01229 445004**

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

Spacious and well-presented family sized mid terrace within this historic and one of the oldest parts of Dalton in Furness with views to front and rear of Dalton Castle and St Mary's Church. The location offers convenient access to the town centre and amenities of Dalton in Furness with the further benefits of a gas central heating, uPVC double glazing, has an enclosed rear garden with garden room and comfortable living accommodation comprising of Hallway, Living Room, Dining Room, Modern Fitted Kitchen and to the first floor are three double bedrooms and a luxury Shower Room. There is an added incentive of a fully boarded loft which could easily be used as a hobby room of Study with drop down ladders to the Landing. This excellent home is competitively priced and recommended for early viewing to appreciate the space it offers. Early appointments are available through the office of JH Homes.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Stairs to first floor with under stairs cupboard, radiator and access to lounge, dining room and kitchen.

LOUNGE

10' 11" x 14' 2" (3.33m x 4.32m)
UPVC double glazed window to front, electric fire with feature surround, alcove cupboard, picture rail and radiator.

DINING ROOM

12' 5" x 10' 10" (3.78m x 3.3m)
Electric fire with feature surround and two alcove cupboards. UPVC double glazed window to rear, picture rail and radiator.

KITCHEN

6' 10" x 8' 3" (2.10m x 2.52m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and brass handles. Integrated electric oven and hob with cooker hood over, cladding to walls and uPVC double glazed window to rear. External door to the rear garden.

FIRST FLOOR LANDING

Access to all upper rooms.

BEDROOM

14' 0" x 10' 10" (4.27m x 3.3m)
Double room with uPVC double glazed window to front, two alcove storage cupboards and radiator.

BEDROOM

10' 11" x 12' 5" (3.33m x 3.78m)
Further double room with uPVC double glazed window to rear, built-in wardrobe and radiator.



BEDROOM

7' 6" x 10' 11" (2.29m x 3.33m)
Single room with storage cupboard, radiator and two uPVC double glazed windows to front.

SHOWER ROOM

Modern three piece suite comprising of WC, wash hand basin and walk in shower cubicle. Full cladding to walls and uPVC double glazed window to rear.

EXTERIOR

Gated access to shared side ginnel to rear garden which offers a low maintenance area which is endorsed for privacy considerations.

GARDEN ROOM

9' 11" x 7' 7" (3.02m x 2.31m)
Housing WC, an area of worktop, space for appliances, light and power. Wall mounted combination boiler for the hot water and heating system and window.

