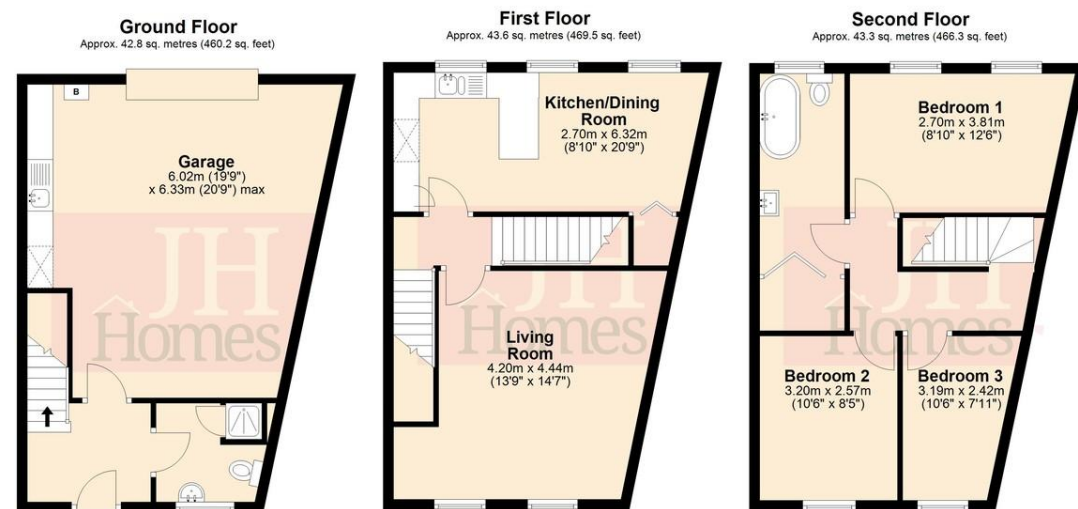




Total area: approx. 129.7 sq. metres (1396.0 sq. feet)

#### DIRECTIONS

Entering Dalton from Ulverston at the roundabout take the first exit and continue down along Ulverston Road and through Tudor Square into Market Street. Before the Wellington pub, turn right into Nelson Street. At the crossroads with Chapel Street, Hawkwood Terrace is directly in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/throw.employers.headboard>

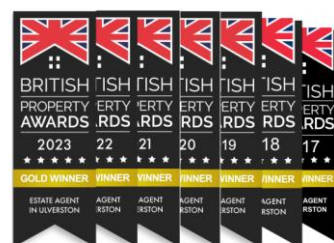
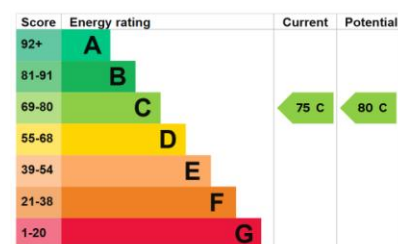
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



#### 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**

**JH Homes**

**£199,000**



1



3



2



**GARAGE & PARKING**

**7 Hawkwood Terrace,  
Dalton-in-Furness, LA15 8SY**

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)

Rare purchase opportunity to acquire a modern three storey end terrace Town House built circa 2000 offering good sized living accommodation, complimented by uPVC double glazing and Gas Central Heating system in the heart of Dalton in Furness. Comprising of entrance vestibule, shower room and garage to ground floor with off road parking to rear; to the first floor lounge and kitchen/dining room, and to the second floor three good-sized bedrooms and bathroom. Early inspection comes highly recommended to this realistically priced property, conveniently located within proximity to local amenities. Appeals to a wide range of purchasers.



Accessed through PVC door into:

**VESTIBULE**

Entrance door, fire door to Garage and stairs to first floor.  
Door to:

**SHOWER ROOM**

UPVC double glazed window to front, full tiling and extractor fan. Three piece suite comprising of WC, wash hand basin and shower cubicle.

**FIRST FLOOR LANDING**

Doors to lounge and kitchen/dining room. Stairs to second floor.

**LOUNGE**

14' 7" x 13' 9" (4.44m x 4.19m)  
Wood laminate flooring, storage cupboard, radiator and two uPVC double glazed windows to rear.

**KITCHEN/DINING ROOM**

20' 9" x 8' 10" (6.33m x 2.70m)  
Three uPVC double glazed window to the rear aspect. Good range of base and wall units in a cream shaker style with wooden worktops, contrasting recess tiling and chrome handles. Breakfast bar. One and a half bowl sink with mixer tap. Space for range cooker. Space for dining table. Radiator. Understairs storage. Wood laminate flooring.

**SECOND FLOOR LANDING**

Doors to bedrooms and bathroom.

**BEDROOM**

8' 10" x 12' 6" (2.69m x 3.81m) max  
Two uPVC double glazed windows to rear and radiator.



**BEDROOM**

10' 6" x 8' 5" (3.2m x 2.57m)  
Radiator and uPVC double glazed window to front.

**BEDROOM**

10' 6" x 7' 11" (3.2m x 2.41m)  
UPVC double glazed window to front and radiator.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and bath. Storage cupboard and uPVC double glazed window to rear.

**GARAGE**

20' 9" x 19' 9" (6.33m x 6.02m) max  
Roller door, plumbing for washing machine and space for dryer. Space for chest freezer, sink set in base unit and wall mounted combination boiler for heating and hot water system.

**EXTERIOR**

Off road parking and access to garage.

