

FREEHOLD



# 41 LORD STREET, DALTON-IN-FURNESS, LA15 8HE

## £130,000

### FEATURES

- Rare Purchase Opportunity
- End Terrace Cottage
- Rear Garden
- Some Modernisation Required
- Gas CH System & uPVC DG
- Lounge & Dining Room
- Fitted Kitchen & Cellar
- Two Bedrooms & Modern Bathroom
- Suitable For A Variety Of Buyers
- No-Chain Involved



 1  2  2  On Road Parking



Rare opportunity to acquire this end-of-terrace cottage with rear garden and cellar, ideally positioned in a popular location offering convenient access to the town centre and a range of local amenities, including the Leisure Centre, Dowdales Secondary School, Chapel Street Infants and Nursery School, and George Romney Junior School. The property requires some updating and modernisation, which is reflected in the realistic asking price, making it an attractive option for first-time buyers, investors, or those seeking a project. The accommodation comprises of an entrance hallway, lounge, dining room with French doors leading to the rear garden, and a fitted kitchen with integral appliances and cellar. To the first floor there are two bedrooms and a modern four-piece bathroom. Externally, the property benefits from a pleasant enclosed rear garden featuring a pond with a decorative timber bridge, along with established plants, shrubs, and trees, and access to a rear service lane. The property also includes gas-fired central heating system and uPVC double glazing, and is presented to a liveable standard throughout. Considered suitable for a wide range of buyers, including first-time purchasers and investors, viewing is recommended. The property is offered for sale with no onward chain.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Entrance door, door to dining room and stairs to first floor.

#### **LOUNGE**

*11' 0" x 10' 10" (3.35m x 3.3m)*

Gas fire with feature surround, uPVC double glazed windows to the front and radiator.

Open to:

#### **DINING ROOM**

*13' 5" x 14' 3" (4.09m x 4.34m)*

UPVC French style double glazed double doors to the rear yard and garden. Gas fire with stone effect surround, radiator, plus door and stairs down to cellar. Folding door to:

#### **KITCHEN**

*11' 6" x 6' 5" (3.51m x 1.96m)*

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating single bowl sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to

the rear and side, plumbing for a washing machine and wall mounted combination boiler for the heating and hot water system.

#### **CELLAR**

*11' 0" x 14' 3" (3.35m x 4.34m)*

Stairs leading down to cellar complete with light point.

#### **FIRST FLOOR LANDING**

Provides access to all upper rooms.

## BEDROOM

11' 0" x 14' 3" (3.35m x 4.34m)

UPVC double glazed window to front and radiator.

## BEDROOM

13' 5" x 8' 5" (4.09m x 2.57m)

Radiator and uPVC double glazed window to the rear.

## BATHROOM

Modern four-piece suite in white comprising of WC, wash hand basin, shower cubicle and bath. Cladding to walls, radiator and uPVC double glazed window to the side.

## EXTERIOR

Enclosed rear garden (measuring approximately 14'6" X 84') with established plants, shrubs and trees, also provides access to rear service lane. In addition, there is an aluminium greenhouse at the top of the garden, measuring approximately 8' X 6'.



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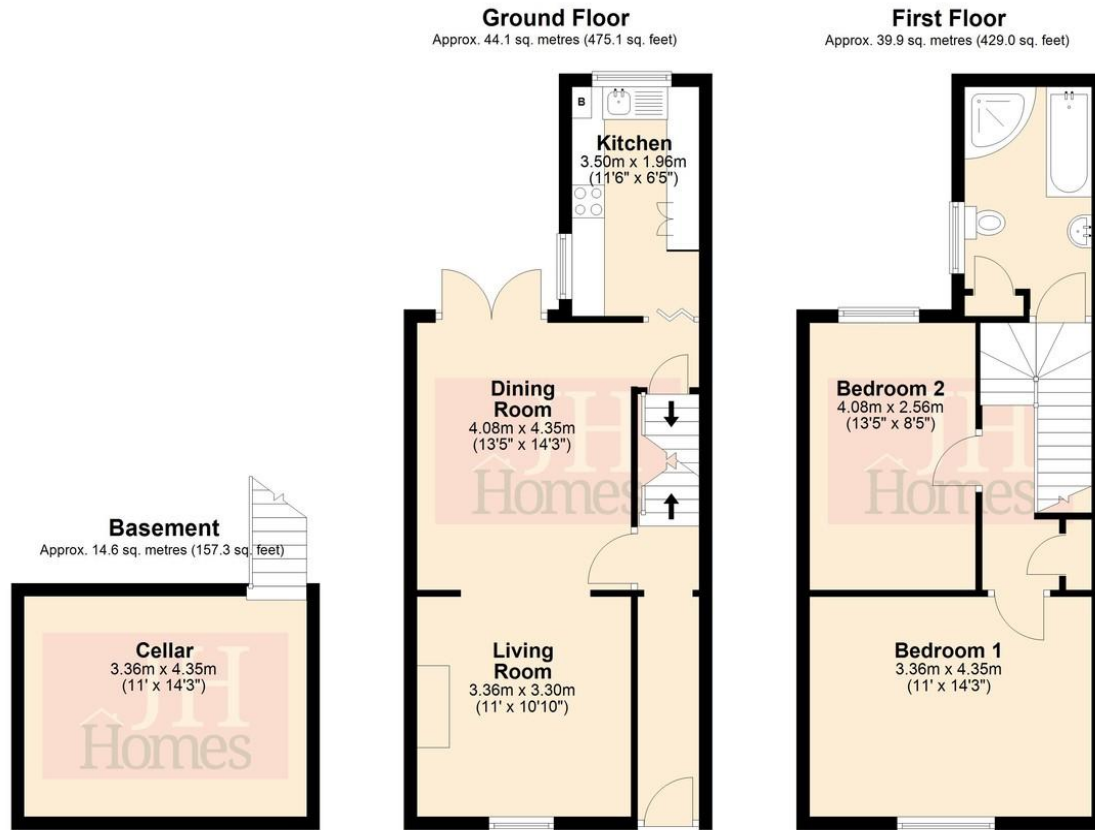
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**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Lord Street.  
The property can be found by using the following "What Three Words":  
<https://w3w.co/amber.grant.relished>



Total area: approx. 98.6 sq. metres (1061.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

