

FREEHOLD



4 NELSON STREET, DALTON-IN-FURNESS, LA15 8AF

£120,000

FEATURES

Enchanting Semi-Detached Cottage

Set In The Heart Of Dalton Town Centre

Many Original Style Features Maintained

Gas CH System & Double Glazing

Kitchen Extension

Utility Area & Cloaks/WC

Two Double Bedrooms & Bathroom

Sensibly Priced

Suitable For A Variety Of Buyers

No-Chain Involved



On Road Parking



A truly enchanting two-bedroom extended semi-detached cottage, affectionately known to locals as "The Cobblers", dating from pre-1900 and enviably positioned just moments from the heart of the highly sought-after conservation area in Dalton-in-Furness and its charming town centre. Brimming with warmth and personality, this delightful period home seamlessly marries tasteful modern fittings with a wealth of original character features, including exposed ceiling beams and an inviting, cosy fireplace that forms the heart of the living space. Arranged over two floors, the beautifully presented accommodation offers a welcoming reception room ideal for both relaxation and entertaining, a well-appointed fitted kitchen with integrated appliances, a practical utility area, and a convenient ground-floor cloakroom/WC. To the first floor, the property boasts two generously proportioned double bedrooms together with a stylish, well-equipped family bathroom. Gas-fired central heating system and double glazing provide comfort and efficiency throughout. Externally, a shared side courtyard provides useful additional outdoor space. Nestled within one of Dalton's most historic and desirable settings, this charming cottage offers an exceptional opportunity to acquire a home rich in heritage, character, and appeal. Early viewing is strongly recommended to fully appreciate this attractively priced and wonderfully distinctive home.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE/DINING ROOM

15' 6" x 20' 4" (4.72m x 6.2m)

Three double windows to the front and sides, fireplace with living flame gas fire.

Radiator and stairs to first floor. Door to:

KITCHEN

13' 0" x 6' 9" (3.96m x 2.06m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling.

Electric oven, gas hob, space for a fridge, breakfast bar and radiator. Double glazed window to front, two roof windows and external door to side courtyard. Door to:

UTILITY AREA

Wall mounted combination boiler for heating and hot water systems and door to:

CLOAKS/WC

Two-piece suite comprising of WC, wash hand basin and extractor fan.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

11' 7" x 8' 11" (3.53m x 2.72m)

Two double glazed windows to the front and sides, over stairs storage and radiator.

BEDROOM

8' 1" x 11' 1" (2.46m x 3.38m)

Radiator and two double glazed windows to front.

BATHROOM

Mixture of modern and traditional three-piece suite comprising of WC, wash hand basin, bath with shower above and double glazed window to the side.

EXTERIOR

Situated to the side and accessed via the kitchen, is a shared and enclosed courtyard.



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GENERAL INFORMATION

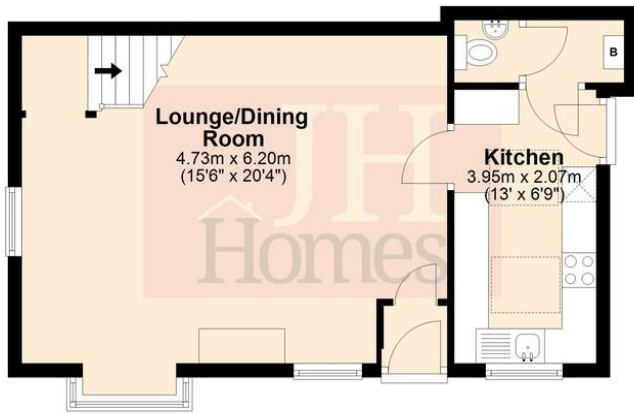
TENURE: Freehold
 COUNCIL TAX: TBC
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and into Market Street. Turn right before The Wellington into Nelson Street.
 The property can be found by using the following What3 Words https:
<https://w3w.co/fell.brink.circle>

Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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.

