

FREEHOLD



# BROUGHTON ROAD, DALTON-IN-FURNESS, LA15 8RN

## £100,000

### FEATURES

Realistically Priced Mid  
Terrace

Convenient & Level  
Access To Town Centre

Suitable For A Variety Of  
Buyers

Gas CH System & UPVC  
DG

Fitted Kitchen

Wet Room

Early & Vacant  
Possession Available

No Chain Involved

Early Inspection  
Advised

Lounge & Open-Plan  
Dining Room



1



2



2



On Road  
Parking



Charming traditional terraced cottage offering generously proportioned accommodation, situated on a popular street in the heart of Dalton-in-Furness. Benefits from uPVC double glazing, gas central heating system and contemporary decor throughout. Comprising of entrance hallway, lounge, dining room and modern fitted kitchen along with a ground floor wet room. The first floor offers two well-proportioned double bedrooms. Externally, the property enjoys a private rear yard, providing a low-maintenance outdoor space. Conveniently located within easy reach of local shops, schools, amenities and the town centre, this appealing home is likely to attract a range of buyers, including first-time purchasers and investors. Early viewing is recommended.

Accessed through a PVC door with glazed inserts into:

**ENTRANCE HALLWAY**

Under stairs storage and door to dining room.

**LOUNGE**

9' 11" x 9' 4" (3.04m x 2.86m)  
UPVC double glazed window to, traditional fireplace with decorative surround, recessed display shelving unit and open to:

**DINING ROOM**

14' 0" x 11' 7" (4.27m x 3.55m)  
Feature fireplace with cast-iron inset, built-in display shelving and storage cupboard. Access to kitchen and wet room and stairs to first floor.

**KITCHEN**

8' 3" x 6' 4" (2.52m x 1.95m)  
Fitted with a range of base, wall and drawer units with contrasting work surface over incorporating stainless steel sink and drainer with mixer tap and splash backs.

Integrated electric oven, gas hob and extractor hood and space and plumbing for washing machine. UPVC double glazed window to side, tiled floor and external door to yard.

**WET ROOM**

Fitted with modern white suite comprising of WC, wash hand basin and shower. Fully tiled walls, non-slip style flooring and frosted window.

**FIRST FLOOR LANDING**

Doors to bedrooms.



## BEDROOM

14' 0" x 9' 4" (4.27m x 2.86m)

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

## BEDROOM

9' 5" x 12' 0" (2.88m x 3.67m)

Further double room with radiator, uPVC double glazed window to rear and over-stairs storage cupboard housing combination boiler for the hot water and heating system.

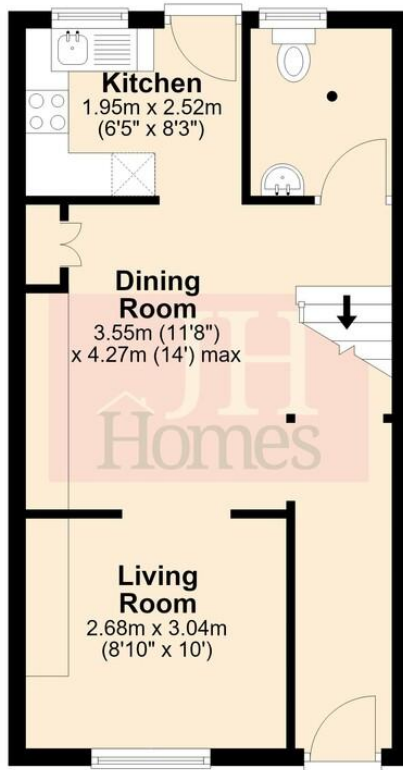
## EXTERIOR

Enclosed rear yard with access to rear service lane.



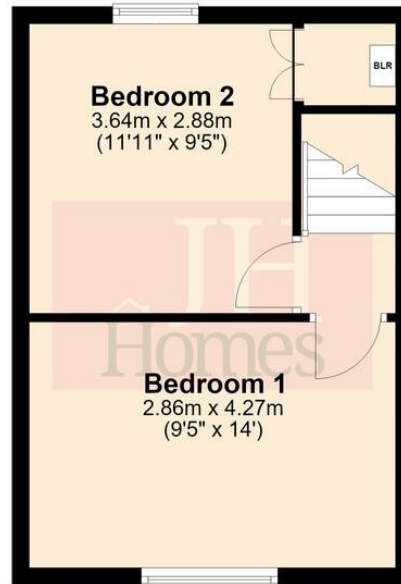
### Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 63.0 sq. metres (677.6 sq. feet)

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

#### DIRECTIONS:

Entering Dalton from Ulverston at the roundabout take the first exit and continue down along Ulverston Road and through Tudor Square. Turn right into Broughton Road and after a short while the property can be found on your right-hand side. The property can be found by using the following "What Three Words"  
<https://w3w.co/bookings.anchovies.moons>

**EPC TO FOLLOW**



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.