



**POOLE  
TOWNSEND**



Broughton Road, DALTON-IN-FURNESS, LA15 8RN

£120,000

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Centrally located in the town, convenient for many amenities including schools, transport services (rail/bus), leisure centre, shops and takeaway food etc. This property's accommodation has been extended and improved to provide an open plan lounge/dining room, modern fitted kitchen (including a self cleaning AEG oven), first floor bedroom and bathroom plus a second bedroom within the converted loft. There is a GCH system (with Nest Thermostat and smoke alarms), modern UPVC double glazing (dated 2021) and an enclosed, two-tier yard to relax outdoors. The property has been further improved with having noise reducing laminated acoustic glass fitted. No upper chain.

### Location

What3Words////////curbed.comply.bribing

### Description

The composite style entrance door opens directly into the open plan lounge/dining room where there are modern fitted base cabinets and overhead storage units to the front of the room, open access onto the corner stairs and a gas point to the side of the chimney breast.

Beyond the living area is the kitchen which has storage fitted to both sides of the room, finished in a shade of cream with a wood effect laminate work surface with an inset sink and a gas hob which has a stainless steel splash back behind. There is also a low-level oven with grill, space for a fridge/freezer and plumbing for a washing machine.

The external door leads from the kitchen into a two-tier patio style garden area to relax outdoors.

The landing has a laminate floor covering that extends into the bathroom and also the first bedroom at the front of the house. This room has a useful cupboard beneath the second stairs that access the converted loft.

The bathroom has a three piece suite with a mixer shower fitted over the bath and a glazed shower screen alongside. There is a tiled finish







- Town Centre Location
- Close to all amenities
- Transport links to Barrow & Ulverston
- Gas central heating
- UPVC double glazing
- Converted loft space
- No upper chain
- Modern & neutral throughout
- EPC Rating - E
- Council Tax Band A



Visit us at  
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