

FREEHOLD



69 QUEEN STREET, DALTON-IN-FURNESS, LA15 8EH

£120,000

FEATURES

Traditional Mid Terraced Home

Popular Location Close To Town Amenities

Well Presented Throughout

Two Reception Rooms & Fitted Kitchen Diner

Two Double Bedrooms

Spacious Bathroom & Separate Shower

Gas Central Heating System & UPVC DG

Perfect For A Range Of Buyers

Would Make A Great First Home

Comfortable Home With Viewing Invited & Recommended



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2



On Road Parking



Comfortable and well-presented traditional mid terraced house situated in this excellent location close to the centre of the popular town of Dalton-in-Furness. Offered vacant, having no upper chain and provides comfortable accommodation perfect for a range of buyers from the first-time purchase to single occupier or indeed could be of interest to the rental investor. Good standard of presentation, gas central heating system and uPVC double glazing. Comprising of hall, dining room, lounge, kitchen, two double bedrooms and bathroom with a four-piece suite. Great opportunity in the pleasing location with early view invited.

LOBBY

Coat hooks to wall, door to useful under stair store and open access to kitchen.

Accessed through a modern composite front door with two double glazed upper panes opening to:

ENTRANCE HALL

Traditional coving and feature arch to the end with the stairs leading to first floor. Stripped wood flooring, radiator and high-level cupboard housing the electric meter and circuit breaker control point. Door to dining room.

DINING ROOM

11' 0" x 10' 0" (3.37m x 3.07m)

Alcoves with lower alcove storage cupboards, radiator to chimney breast, uPVC double glazed window with deeper sill to the front and open access to:

LOUNGE

11' 5" x 14' 3" (3.49m x 4.36m)

Feature fireplace with dark wood-stained fire surround, tiled inset, hearth and electric fire and alcoves plus side dresser storage unit. Radiator, uPVC double glazed window looking to yard, wood-stained door to a lobby.

KITCHEN

7' 6" x 9' 1" (2.30m x 2.79m)

Fitted with a range of base, wall and drawer units with complementary patterned work surface over incorporating stainless steel sink unit with mixer tap. Recess and point for gas cooker with tiled splashback and cooker hood over, space and plumbing for washing machine and recess for fridge. Cupboard covering the gas combi boiler for the heating and hot water systems, uPVC double glazed window and half-glazed PVC door opening to yard.

FIRST FLOOR LANDING

Access to loft and doors to two bedrooms and bathroom.

BEDROOM

14' 5" x 10' 7" (4.39m x 3.23m)

Double room to the front of the property with uPVC, tilt and turn, double glazed window and radiator.

BEDROOM

9' 2" x 15' 2" (2.80m x 4.63m)

Further double room to the rear with radiator and uPVC tilt and turn, double glazed window.

BATHROOM

7' 6" x 6' 6" (2.29m x 1.98m)

Four-piece suite comprising of panelled bath, pedestal wash hand basin with mirror above, WC and glazed shower cubicle with thermostatic shower. Tiling to splash back, light wood grain flooring, radiator, extractor fan and uPVC double glazed, tilt and turn window with pattern glass.

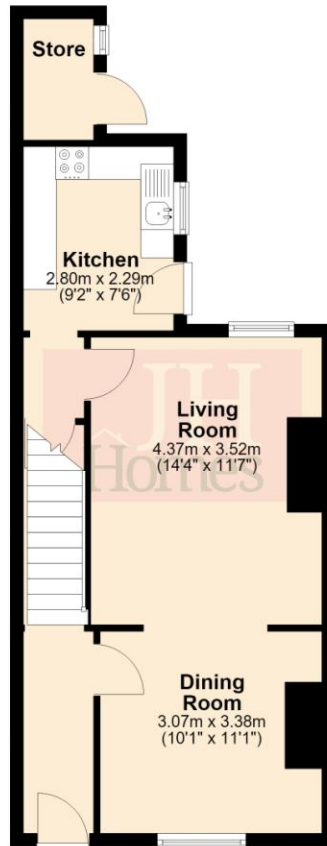
EXTERIOR

Flagged, pleasant, enclosed yard with door to rear service lane and door to outside store with electric light and water.



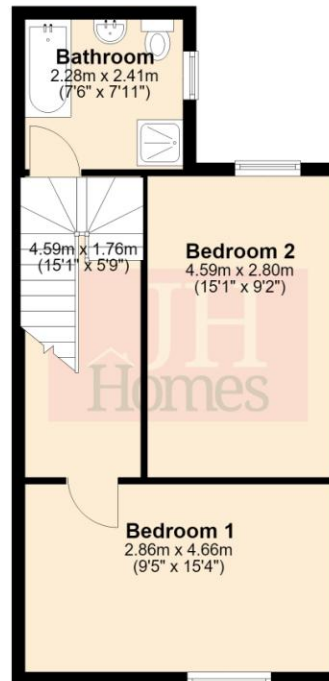
Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 83.9 sq. metres (903.5 sq. feet)

Call us on

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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:

Proceed into Dalton-In-Furness down Crooklands Brow from Ulverston. Turn into Ulverston Road and then right into Queen Street. The property can be found towards the top of the street by using the following approximate 'What Three

Words''<https://w3w.co/impressed.branching.robe>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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.

