





BROUGHTON ROAD, DALTON-IN-FURNESS, LA15 8RP

£150,000

FEATURES

- Superior Three-Storey Terrace
- Convenient Town Centre Location
- Realistic Asking Price
- Modern Kitchen
- Two Reception Rooms
- Kitchen With Integral Appliances
- Three Bedrooms & Utility Room
- Luxury Bathroom
- Gas CH System & UPVC DG
- Early Inspection Advised

1 2 3 On Road Parking

Superb opportunity to purchase this traditional three-storey mid-terraced house, offering spacious accommodation arranged over three floors. Benefitting from a modern fitted kitchen, contemporary décor, uPVC double glazing, gas central heating system and modern bathroom. Comprising of two reception rooms and kitchen to the ground floor with three/four bedrooms, family bathroom and utility which could be used as a bedroom over two upper floors. Complete with an enclosed rear yard. Conveniently situated close to local town amenities, this property offers versatile accommodation and is likely to appeal to a range of buyers. Early viewing is recommended.

Entered through a PVC door with glazed inserts into:

DINING ROOM

11' 2" x 12' 1" (3.4m x 3.68m)

Wood-effect flooring, built-in shelving, storage and window providing natural light. Door to:

LOUNGE

9' 3" x 12' 1" (2.82m x 3.68m)

UPVC double glazed window to rear, wood-effect flooring and decorative fireplace with electric stove. Built-in shelving and understairs storage. Door to:

MID VESTIBULE

Stairs to first floor and door to:

KITCHEN

7' 11" x 8' 9" (2.42m x 2.67m)

Fitted with a range of modern chronos sage shaker style units with white work top over incorporating sink and drainer with mixer tap and metro-style tiled splashbacks. Integrated electric oven and hob with cooker hood over and integrated dishwasher. Patterned tiled flooring, uPVC double glazed window to rear and door to outside.

FIRST FLOOR LANDING

Door to bedroom, utility, bathroom and stairs to second floor.

BEDROOM ONE

9' 3" x 12' 1" (2.82m x 3.68m)

Full width double room with radiator and uPVC double glazed window to front.

UTILITY ROOM

14' 0" x 5' 2" (4.27m x 1.57m)

Offers a useful combination of laundry and storage space, with worktop, space and plumbing for washing machine, shelving and hanging rails. UPVC double glazed window to rear providing natural light.

BATHROOM

Fitted with a white three-piece suite comprising of bath with shower over, wash hand basin and WC. Wall tiles, tiled flooring, vanity unit with storage, heated towel rail and uPVC double glazed window.

SECOND FLOOR LANDING

Doors to bedrooms.

BEDROOM

12' 1" x 12' 1" (3.70m x 3.70m)

Spacious double room with sloping ceilings, wood-effect flooring and window providing natural light.

BEDROOM

8' 9" x 12' 1" (2.67m x 3.68m)

Further double room with wood effect flooring, sloping ceilings and uPVC double glazed window to rear.

EXTERIOR

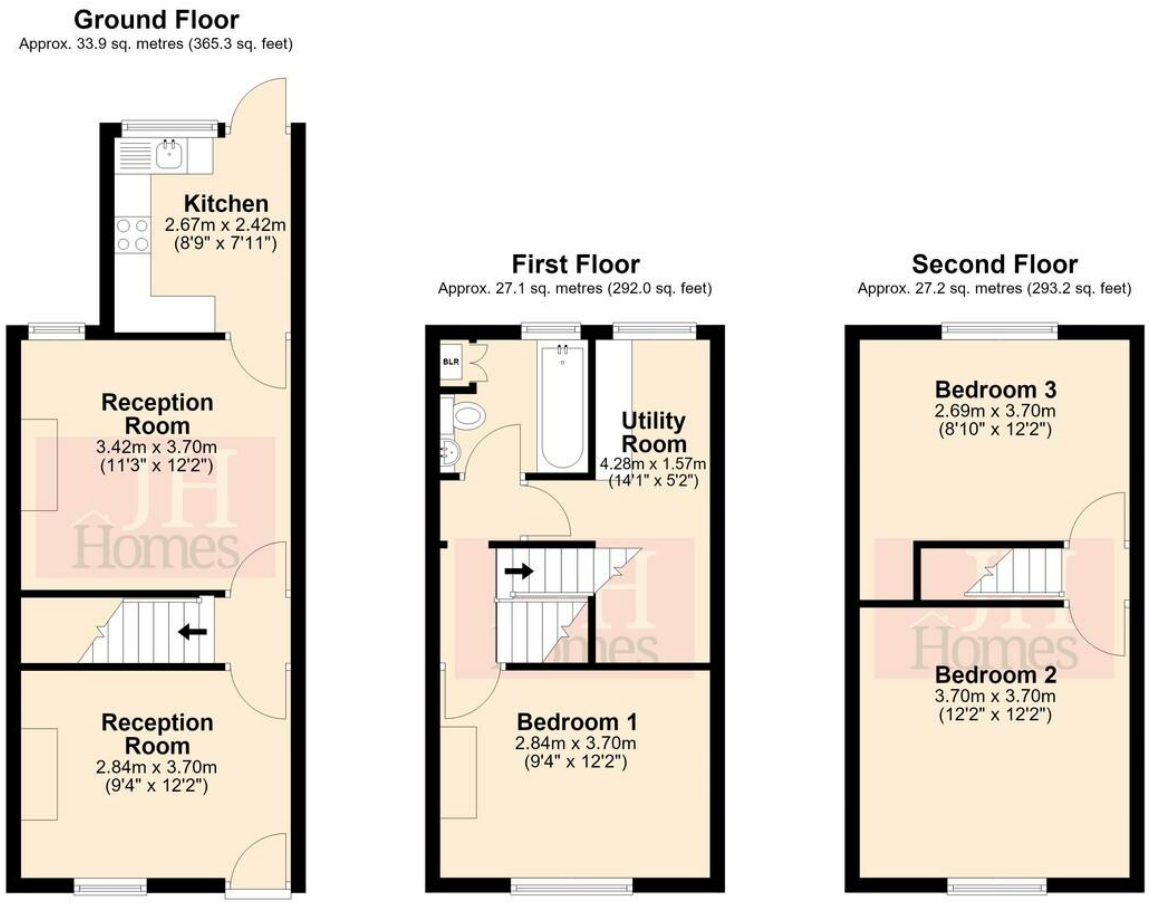
Enclosed rear courtyard with access to rear service lane.











Total area: approx. 88.3 sq. metres (950.5 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

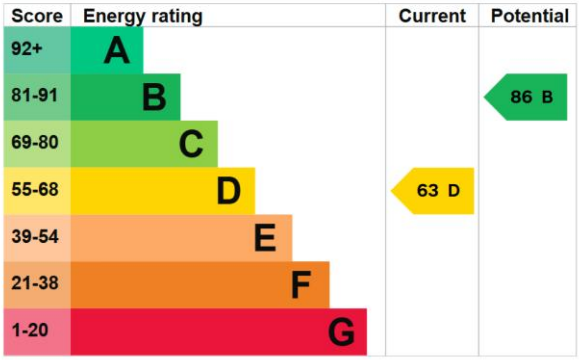
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GENERAL INFORMATION

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 from Ulverston, and into Ulverston Road. Turn right at Tudor Square into Broughton Road and after a short while into Queen Street where 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/poker.wicket.relegate



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.