

**Ground Floor**  
Approx. 38.3 sq. metres (412.7 sq. feet)



**First Floor**  
Approx. 32.1 sq. metres (346.0 sq. feet)



Total area: approx. 70.5 sq. metres (758.7 sq. feet)

**DIRECTIONS**

Entering Dalton from Ulverston at the roundabout take the first exit and continue down along Ulverston Road and turn right at Tudor Square into Broughton Road. Take the third left onto James Terrace and follow the road round top the left into Cobden Street where the property can be found on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/defeated.stretcher.stunt>

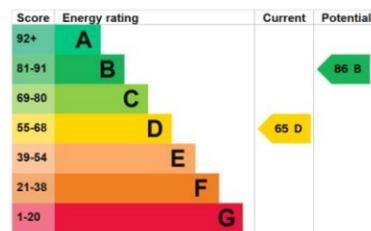
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: All mains services including, gas, electric, water and drainage.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£105,000



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8 Cobden Street,  
Dalton-in-Furness, LA15 8SG

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional mid terrace, no chain cottage offering good sized living accommodation, complimented by uPVC double glazing and a gas central heating system in a popular in the heart of Dalton in Furness. Comprising of entrance vestibule, lounge, dining room, kitchen to the ground floor with two bedrooms and family bathroom to the first floor. Externally there is a a yard to the rear. Early inspection comes highly recommended to this realistically priced property which is conveniently located within proximity to local amenities to the town which will appeal to a wide range of purchasers.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE**

10' 3" x 13' 1" (3.12m x 3.99m)

Pebble effect living flame gas fire with feature surround, uPVC double glazed window to front and door to:

**INNER HALL**

Stairs to first floor and door to:

**DINING ROOM**

11' 10" x 13' 1" (3.61m x 3.99m)

Under stairs storage cupboard, radiator and uPVC double glazed window to rear.

**KITCHEN**

11' 10" x 5' 11" (3.61m x 1.8m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap and recess tiling. Integrated electric oven and gas hob, space and plumbing for washing machine and space for fridge. Wall mounted combination boiler for the hot water and heating system, uPVC double glazed window and external door to rear yard area.



**FIRST FLOOR LANDING**

Doors to bedrooms and bathroom.

**BEDROOM**

10' 3" x 13' 1" (3.12m x 3.99m)

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

**BEDROOM**

8' 9" x 7' 9" (2.67m x 2.36m)

Single room with radiator and uPVC double glazed window to rear.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and bath with shower over. UPVC double glazed window to rear.

**EXTERIOR**

Enclosed rear yard with access to service lane.

