

FREEHOLD



2 RAWLINSON STREET, DALTON-IN-FURNESS, LA15 8AL

£130,000

FEATURES

Well Presented Mid
Terrace Cottage

Suitable For A Variety Of
Buyers

Gas CH System & UPVC DG

Convenient Town Centre
Location

Two Reception Rooms

Kitchen Extension

Three Bedrooms

Luxury Bathroom

Level Walking Distance
To All Amenities

Early Inspection
Advised



1



2



3



On Road
Parking



Superb opportunity to acquire this charming traditional three-storey mid-terrace cottage, offering spacious and versatile accommodation arranged over three floors. Beautifully blending character features with contemporary décor, the property benefits from uPVC double glazing, gas central heating system whilst the accommodation comprises of two generous reception rooms and modern fitted kitchen extension to the ground floor with three bedrooms and a family bathroom over two further floors. Externally, the property enjoys an enclosed rear yard, providing a private outdoor area that is easy to maintain. Offered at a realistic price, early viewing is highly recommended to fully appreciate the size, character and quality of accommodation on offer.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Stairs to first floor and door to:

RECEPTION ROOM

9' 9" x 8' 0" (2.97m x 2.44m)
UPVC double glazed window to front, wood effect laminate flooring, radiator and feature archway to:

SECONDARY RECEPTION ROOM

11' 5" x 11' 2" (3.48m x 3.4m)
Continuation of the wood effect laminate flooring, under stairs storage, radiator and uPVC double glazed window to rear. Door to:

KITCHEN

21' 11" x 5' 7" (6.68m x 1.7m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Integrated electric cooker and gas hob with cooker hood over, space and plumbing for washing machine, space for dryer and space for fridge. Radiator, two uPVC double glazed window to side and external door to rear yard.

FIRST FLOOR LANDING

Doors to two bedrooms and stairs to second floor.

BEDROOM

11' 9" x 11' 2" (3.58m x 3.4m)
Double room with radiator and uPVC double glazed window to rear.

BEDROOM

9' 9" x 11' 2" (2.97m x 3.4m)
Further double room with uPVC double glazed window to front and radiator.

SECOND FLOOR LANDING

Door to bedroom and bathroom.



BEDROOM

13' 1" x 11' 2" (3.99m x 3.4m)

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

BATHROOM

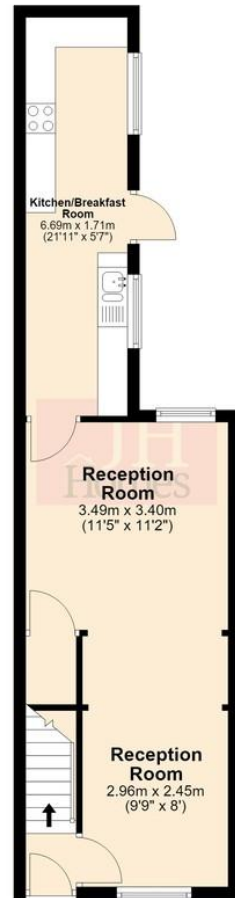
Modern four-piece suite comprising of WC, wash hand basin, bath and shower cubicle. Cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to rear.

EXTERIOR

Enclosed rear yard with access to Nelson Street.



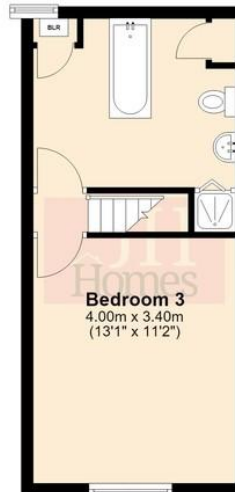
Ground Floor
Approx. 38.1 sq. metres (410.4 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.2 sq. feet)



Second Floor
Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.8 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:

Proceeding into Dalton-In-Furness down Crooklands Brow from Ulverston, and into Ulverston Road, through Tudor Square and into Market Street. At The Wellington pub, turn right in Nelson Street and continue over the crossroads of Chapel Street. Turn left into Rawlinson 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/rifled.segmented.flames>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.

