



Market Street Dalton.

£85,000

28 Market Street, Dalton-in-Furness, Cumbria, LA15 8AA

28 Market Street is situated within easy walking distance of Dalton town centre, this characterful one-bedroom plus attic room cottage, offers an excellent opportunity for buyers looking to renovate and add value. Retaining a wealth of original features including exposed beams and a traditional stone fireplace, the property would make an ideal first-time purchase, investment or holiday let. Rental income potential £625pcm

Quick Overview

- Investment opportunity
- One bedroom cottage plus attic room
- Renovation required
- Beautiful beaches near by
- A 20 minute drive to the Lake District National Park
- A short walk from the train station
- Close to shops town amenities
- Perfect as a home, second home or holiday let
- No chain
- Ultra-fast broadband available



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Ultra- fast
Broadband
Avaliable



On Road Parking

Property Reference: ULV1067



Kitchen



Kitchen



Living Room



Living Room

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The kitchen is fitted with a range of wall and base units incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine and room for a small bistro table should you wish to dine in there!

The cosy living room features an original stone fire surround and exposed ceiling beams, adding to the property's character, there is also access to the front of the property from the living room.

There are stairs up to the first landing.

Bedroom one is a double bedroom with a window to the front aspect.

On this floor you will find the the bathroom which is fitted with a panelled bath with shower over, WC and pedestal wash hand basin.

Stairs lead to the second floor and attic room which is a useful occasional room with exposed beams, under eaves storage, this room houses the gas central heating boiler.

Outside 28 Market Street there is an enclosed rear courtyard providing a low-maintenance outdoor space with a gate leading to the front of the property.

Location The property's location is second to none, situated on the edge of the Lake District within the Historical Market Town of Dalton in Furness and just a stone's throw away from the town centre you'll find a vibrant community with a range of amenities, including shops, cafes, and schools, all within easy reach. The train station offers excellent connectivity, making commuting a breeze and providing easy access to the surrounding areas. This an ideal location for families and commuters alike.

Accommodation (with Approximate dimensions)

Kitchen 9' 11" x 10' 7" (3.04m x 3.23m)

Living Room 10' 0" x 10' 10" (3.07m x 3.32m)

First Floor Landing 6' 8" x 5' 0" (2.05m x 1.54m)

Bedroom One 10' 0" x 8' 5" (3.06m x 2.57m)

Attic Room 10' 1" x 19' 4" (3.08m x 5.90m)

Bathroom 9' 10" x 5' 3" (3.00m x 1.61m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services 28 Market street is on mains gas, water, electricity and drainage.

Broadband Ultrafast Broadband Available - Networks in area

Council Tax Band Westmorland and Furness District Council - Band A.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental income potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £625.00 per calendar month. For further information and our terms and conditions please contact the Office

Directions To reach 28 Market Street bear left at the Dalton Roundabout from the A590 and take the 1st exit onto Ulverston Rd towards the town centre onto Market Street. The property is located on the left just before you get to the pub.

What3words ///deflection.crinkled.melons

Viewings Strictly by appointment with Hackney & Leigh.

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Stairs to first floor



First floor landing



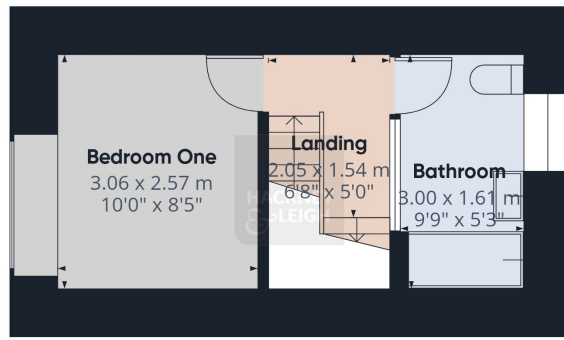
Bedroom One



Outside



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
54.5 m²
586 ft²

Reduced headroom
8.5 m²
91 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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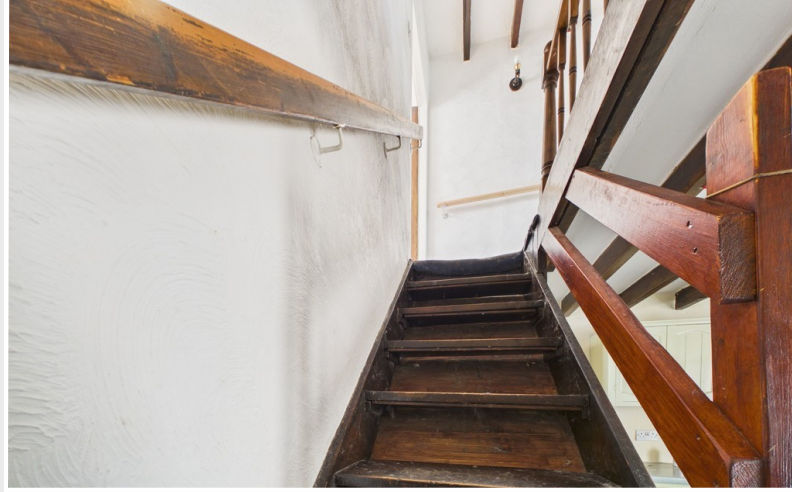
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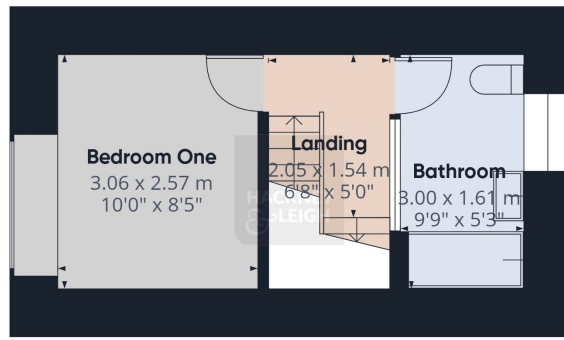
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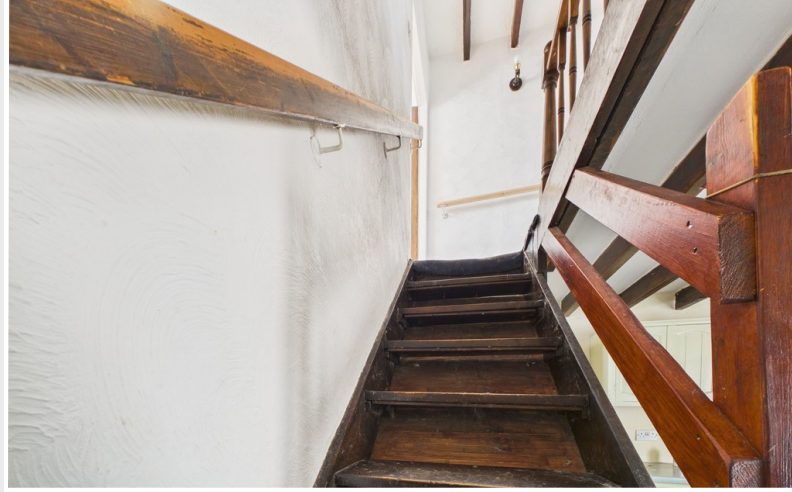
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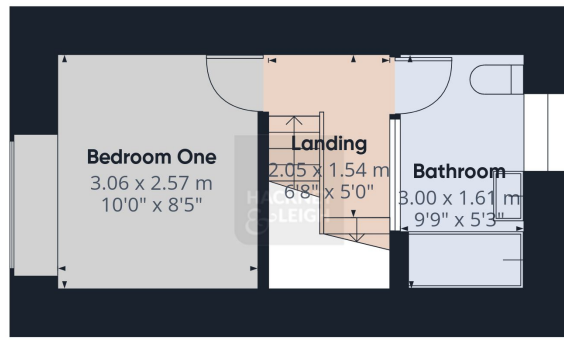
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