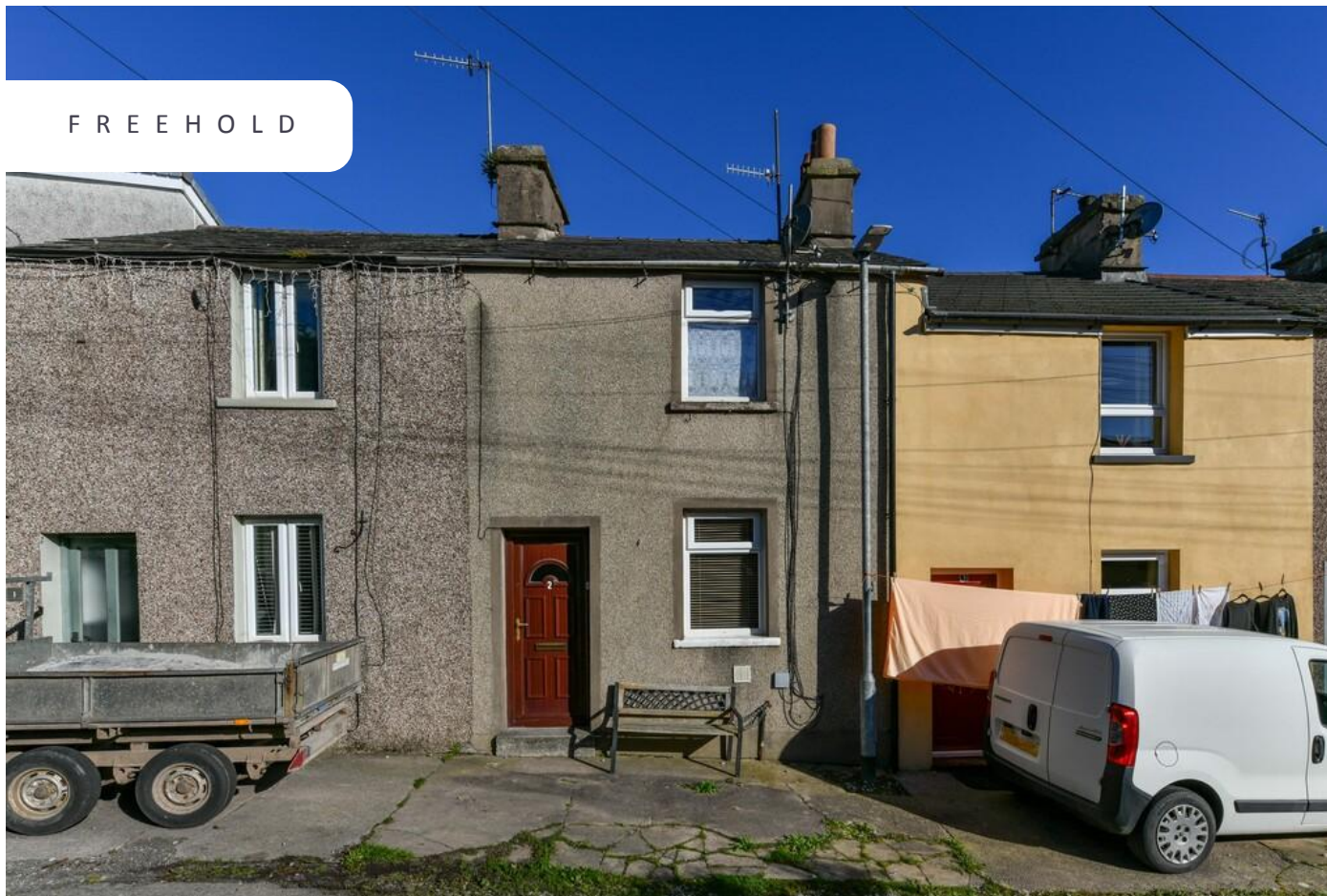


FREEHOLD



2 CAVENDISH STREET, DALTON-IN-FURNESS, LA15 8SP

£100,000

FEATURES

- | | |
|------------------------------------|-----------------------------------|
| Well Presented Mid Terrace Cottage | Fitted Kitchen |
| Popular One-Sided Street | Ground Floor Bathroom |
| Realistic Asking Price | Two Bedrooms |
| Gas CH System & UPVC DG | Walking Distance To All Amenities |
| Through Lounge/Dining Room | No-Chain Involved |



1



2



2



On Road
Parking



Charming traditional terraced cottage offering generously proportioned accommodation, situated on a popular one-sided street in the heart of Dalton-in-Furness. Benefitting from uPVC double glazing, gas central heating system and modern décor throughout, making it an appealing home for a variety of buyers. Comprising of entrance vestibule leading into a full-length lounge/dining room, modern fitted kitchen and ground floor bathroom. To the first floor are two well-proportioned double bedrooms one of which is the full width of the property. Externally, the property enjoys a private rear yard, providing a useful, low-maintenance outdoor space. Conveniently positioned within easy reach of Dalton's local shops, schools, amenities and town centre, this attractive cottage represents an excellent opportunity for first-time buyers, couples and investors alike. Early viewing is highly recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to:

LOUNGE/DINER

11' 10" x 20' 8" (3.63m x 6.30m)

Generously proportioned full-length room with laminate flooring, decorative fireplace with wooden surround and tiled detailing and useful built-in shelving beneath the staircase.

UPVC double glazed window to the front, radiator, door to bathroom and door to:

KITCHEN

6' 0" x 14' 6" (1.85m x 4.43m)

Fitted with a range of light wood-effect base, wall and drawer units with contrasting work surface over incorporating stainless steel sink with mixer tap. Integrated gas hob and electric oven, with space and plumbing for washing machine. Wall-mounted gas boiler for the hot water and heating system, uPVC double-glazed window and adjoining external door with access to the rear yard.

BATHROOM

Fitted with a white three-piece suite comprising of panelled bath, pedestal wash hand basin and WC. Partially tiled with decorative border detailing to walls, wooden floor and frosted uPVC double-glazed window.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM

11' 10" x 9' 6" (3.63m x 2.90m)

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

BEDROOM

10' 1" x 10' 3" (3.09m x 3.14m)

Further double room with uPVC double glazed window to rear, radiator and over-stairs storage cupboard.

EXTERIOR

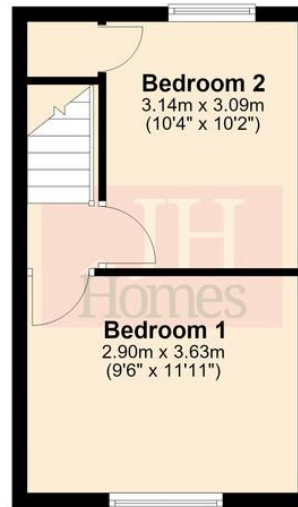
Enclosed rear yard with access to rear service lane.



Ground Floor
Approx. 36.0 sq. metres (388.0 sq. feet)



First Floor
Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 sq. feet)

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Entering Dalton from Ulverston at the roundabout take the first exit and continue down along Ulverston Road and through Tudor Square. Turn right into Broughton Road and after a short turn left into Chapel Street. Turn left into Cavendish Street and number 2 is on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/woof.breathed.existence>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.

