

FREEHOLD



# 14 CLEATOR STREET, DALTON-IN-FURNESS, LA15 8RU

## £152,500

### FEATURES

Superior Three-Storey  
Terrace Cottage

Must Be Viewed To Be  
Appreciated

Quality Fixtures & Fittings  
Throughout

Gas CH System & uPVC DG

Two Reception Rooms

Modern Kitchen & Utility  
Room

Two Bedrooms & Luxury  
Bathroom

Room In Roof/Study

Attractive Yard To Rear

Early Inspection Advised



1



2



2



On Road  
Parking



A superb opportunity to acquire this charming traditional three-storey mid-terrace cottage, brimming with character and offering generously proportioned living accommodation set across three floors. Beautifully enhanced with contemporary décor throughout, the property seamlessly blends period charm with modern comforts. The home benefits from uPVC double glazing and a gas central heating system, has a multifuel burner in reception room two, alongside a stylish, modern fitted kitchen complete with integrated appliances, a practical utility room, and a luxurious, well-appointed bathroom. The accommodation is both versatile and inviting, comprising of two reception rooms that provide flexible living and entertaining space, a well-equipped kitchen, and a useful utility area. To the first floor are two spacious bedrooms and a stunning bathroom, while a staircase from the landing leads to an impressive loft room, featuring sliding door wardrobe storage neatly fitted into the eaves - ideal as an additional bedroom, home office, or hobby space. Externally, the property offers a pleasant, enclosed rear yard, perfect for low-maintenance outdoor enjoyment. Ideally positioned within easy reach of local town amenities, this realistically priced home will appeal to a wide range of buyers, including first-time purchasers, professionals, and investors alike. Early inspection is highly recommended to fully appreciate the space, style, and value on offer.

Accessed through a PVC door into:

#### **RECEPTION ROOM ONE**

*8' 6" x 12' 6" (2.59m x 3.81m)*

Entrance door, uPVC double glazed window to the front, feature fireplace with wooden mantle, wood laminate flooring and radiator.

Open to:

#### **MID VESTIBULE**

Stairs to first floor and open to:

#### **RECEPTION ROOM TWO**

*10' 11" x 12' 6" (3.33m x 3.81m)*

Multi fuel stove set on slate plinth with wooden mantle, wood laminate flooring, radiator, understairs cupboard and uPVC double glazed window to the rear. Open to:

#### **KITCHEN**

*8' 7" x 6' 9" (2.62m x 2.06m)*

Fitted with a range of base, wall and drawer units with wooden worktop over. Gas hob, electric oven, space for a fridge/freezer and two uPVC double glazed windows to the side.

Open to:

#### **UTILITY ROOM**

*8' 4" x 6' 1" (2.54m x 1.85m)*

Matching single base unit and worktop as the kitchen, stainless steel sink, plumbing for a washing machine, space for a dryer and plumbing for a dishwasher. Wall mounted combination boiler for the heating and hot water systems and external door to rear yard.

#### **FIRST FLOOR LANDING**

Understairs storage, access to two bedrooms and bathroom, plus door and stairs to room in roof.

## BEDROOM

8' 6" x 12' 6" (2.59m x 3.81m)

UPVC double glazed window to the front, storage cupboard and radiator.

## BEDROOM

7' 7" x 7' 5" (2.31m x 2.26m)

Radiator and uPVC double glazed window to the rear.

## BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with shower above. UPVC double glazed window to the side, tiling and heated towel rail.

## ROOM IN ROOF

12' 10" x 11' 7" (3.91m x 3.53m)

Roof window to rear, eaves wardrobe/storage and radiator.

## EXTERIOR

Enclosed rear yard with access to rear service lane.



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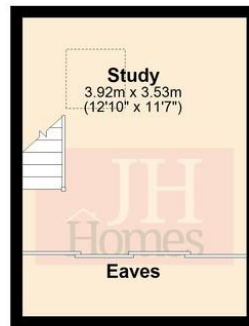
**Ground Floor**  
Approx. 37.5 sq. metres (403.4 sq. feet)



**First Floor**  
Approx. 32.6 sq. metres (351.0 sq. feet)



**Room in Roof**  
Approx. 18.0 sq. metres (193.9 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Proceed into Dalton-In-Furness down Crooklands Brow from Ulverston, and into Ulverston Road. Turn right in Broughton Road and left into Chapel Street. The property can be found by using the following "What Three Words":  
<https://w3w.co/sofas.defend.warbler>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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.

