

FREEHOLD



# 15 MARKET STREET, DALTON-IN-FURNESS, LA15 8AP

## £160,000

### FEATURES

Traditional Style Fore  
courted Cottage

Highly Popular Dalton  
Conservation Area

Many Original Style Features  
Maintained

Accommodation To Three  
Floors

Gas CH System

Lounge, Dining Room &  
Kitchen

Two Double Bedrooms

Bathroom (Four-Piece)

Rear Courtyard With  
Outbuildings

Early Inspection Advised



1



2



2



On Road  
Parking



A charming two-bedroom, fore courted cottage located within the highly sought-after conservation area of Market Street, Dalton-in-Furness. This characterful home beautifully blends modern fitments with a wealth of original period features, including slate flag and tiled flooring, sash windows, cornicing, picture rails and cosy fireplaces. Arranged over three floors, the accommodation comprises two welcoming reception rooms, a fitted kitchen with built-in appliances, two generous double bedrooms and a well-appointed family bathroom (four-piece). The property further benefits from gas-fired central heating system. To the rear is a private courtyard with two interconnecting storage rooms, offering useful additional space. Situated in one of Dalton's most historic locations, this delightful cottage offers an abundance of charm and character. Early viewing is highly recommended to appreciate this realistically priced home.

Accessed through a PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door and door to:

#### **HALLWAY**

Complete with tiled flooring and storage cupboard. Gives access to lounge, dining room and stairs to first floor.

#### **LOUNGE**

*13' 7" x 12' 0" (4.14m x 3.66m)*

Sash Bay window to front, original style fireplace, cornicing, picture rail and radiator.

#### **DINING ROOM**

*12' 3" x 9' 5" (3.73m x 2.87m)*

Sash window to rear, slate flooring and radiator. Door to:

#### **KITCHEN**

*6' 5" x 9' 7" (1.96m x 2.92m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Glazed window to rear, electric oven, gas hob, space for fridge and plumbing for washing machine. Wall mounted combination boiler for heating and hot water system and external door to rear courtyard.

#### **FIRST FLOOR LANDING**

Access to bedrooms and stairs to second floor.

#### **BEDROOM**

*10' 6" x 11' 3" (3.2m x 3.43m)*

Sash windows to front, radiator and picture and dado rails.

#### **BEDROOM**

*8' 11" x 9' 4" (2.72m x 2.84m)*

Window to rear and radiator.

#### **SECOND FLOOR LANDING**

Roof window plus steps and door to:

## BATHROOM

Mixture of modern and traditional four-piece suite comprising of WC, wash hand basin, shower cubicle and free-standing bath. Eaves storage, radiator and roof window.

## EXTERIOR

Gated forecourt gives access to entrance door. To the rear, accessed from the kitchen, is a shared and enclosed courtyard with outbuilding.

## OUTBUILDING

10' 9" x 4' 11" (3.28m x 1.5m)

UPVC window and storage space. Door to:

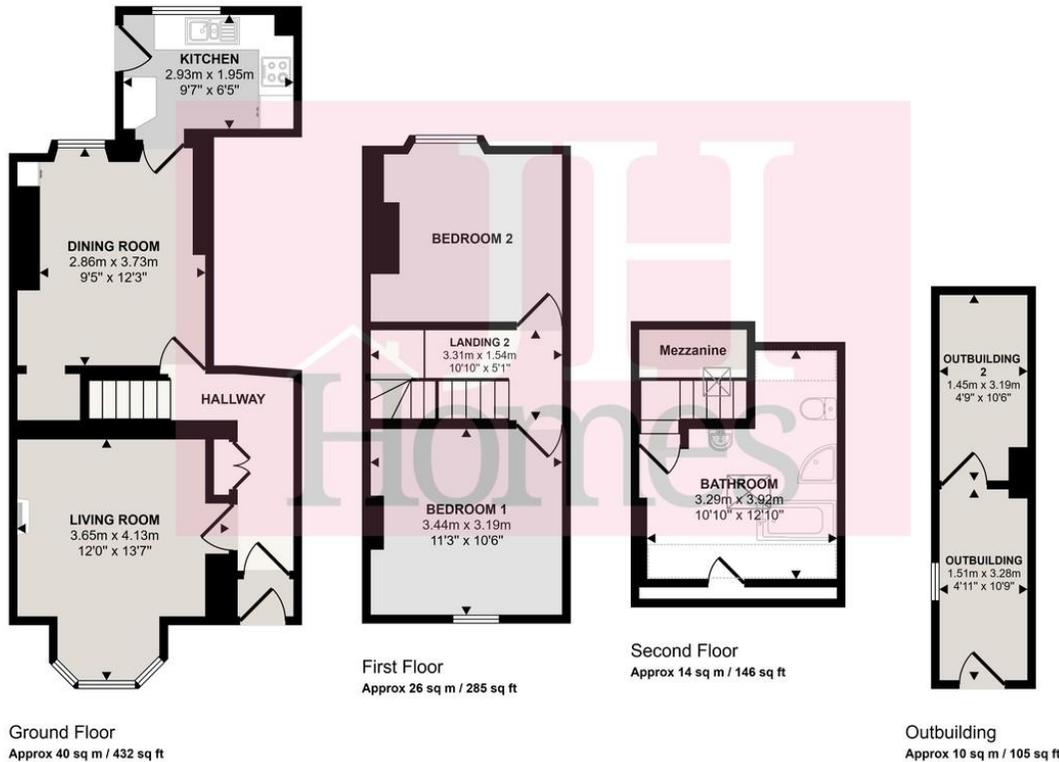
## OUTBUILDING

10' 6" x 4' 9" (3.2m x 1.45m)

Provides additional storage space.



Approx Gross Internal Area  
90 sq m / 968 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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, continue through Dalton town centre and into Market Street, past the Co-op on your left and the property can be found on your right-hand side. It can also be found by using the following "What Three Words" What3Words <https://w3w.co/faces.snowmen.socialite>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.

