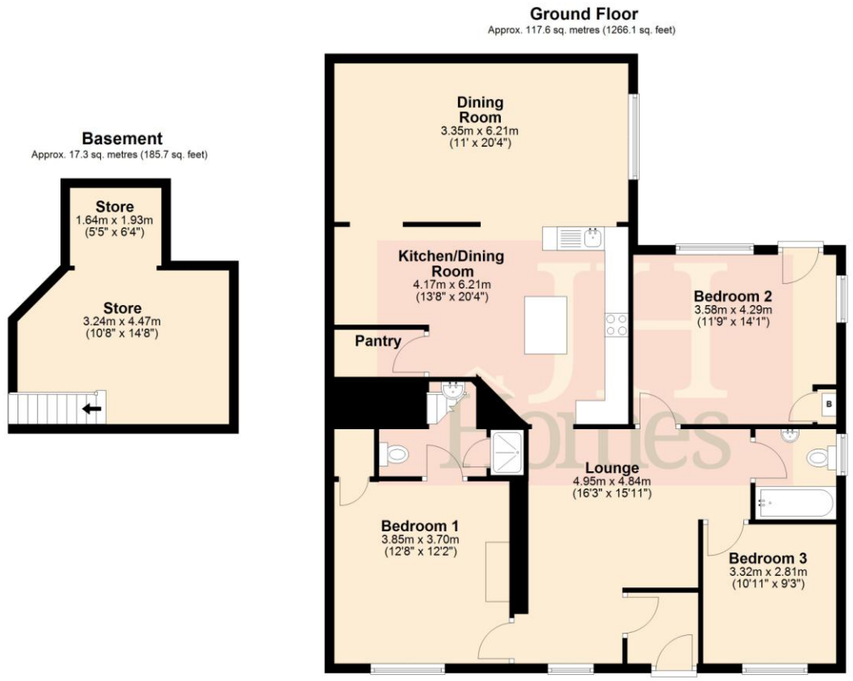

Total area: approx. 134.9 sq. metres (1451.9 sq. feet)

DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street, continuing through Dalton until you reach Market Place, and the property can be found on your left hand side.

The property can be found by using the following ''What Three Words'' https://w3w.co/bulldozer.change.loosens

GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.

PLEASE NOTE: A new 999 year lease will be created prior to completion. It is envisaged there will be a monthly payment to cover buildings Insurance and gardening. Please contact the office for further details.

Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH Homes

£162,500

2 | 3 | 2 | PARKING

3A Market Place,
Dalton-in-Furness, LA15 8AZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Spacious and well appointed ground floor apartment with direct street access situated within this historic Grade II listed former public house in one of the oldest parts of Dalton in Furness. Having been sympathetically modernised and restored to offer spacious accommodation whilst retaining a lot of original character. Comprising of kitchen/diner, lounge, dining room, three double bedrooms, one with an ensuite, family bathroom and cellar. Complete with gas fired central heating system and parking as well as communal garden. The location offers convenient access to the town centre and amenities of Dalton in Furness with the property being offered vacant with no upper chain, competitively priced and recommended for early viewing to appreciate the character and space it offers.

Private door leading to:

ENTRANCE HALL
Door into:

LOUNGE
16' 3" x 15' 11" (4.95m x 4.85m) widest points
Window to front, feature exposed beams to ceiling and walls, exposed wooden flooring and radiator. Open doorway to kitchen and doors to bedrooms and bathroom.

KITCHEN/DINER
13' 8" x 20' 4" (4.17m x 6.2m) widest points
Fitted with a good range of base, wall and drawer units with contrasting worktop over including breakfast bar and stainless steel sink and drainer and splashback tiling. Slate flooring, beams to ceiling and integrated electric oven, electric hob with cooker hood over and fridge/freezer. Access to cellar by way of a trap door, radiator and open to:

CELLAR
Situated under the property and parking area, suitable for storage.

DINING ROOM
11' 0" x 20' 4" (3.35m x 6.2m)
Feature fireplace, beams to ceiling, radiator and window to side.

BEDROOM
12' 8" x 12' 2" (3.86m x 3.71m)
Double room with windows to front, radiator and storage cupboard. Door to:

ENSUITE
Three piece suite comprising of shower cubicle, WC and wash hand basin. Tiling to wet area's and ceiling light point.

BEDROOM
14' 1" x 11' 9" (4.29m x 3.58m)
Further double room with two windows to side and rear, radiator and cupboard housing combination boiler for the hot water and heating system. External door to car park.

BEDROOM
10' 11" x 9' 3" (3.33m x 2.82m)
Window to front and radiator.

BATHROOM
Three piece suite comprising WC, wash hand basin and bath. Heated towel rail, splashback tiling and window to side.

EXTERIOR
Communal courtyard area to the side which also offers parking (subject to demand). To the end of the courtyard is an excellent, communal garden space over three levels.