

FREEHOLD



3 CASTLE STREET, DALTON-IN- FURNESS, LA15 8BB

£249,950

FEATURES

Stunning Grade II Listed Cottage

Conservation Area

Fantastic South Facing Rear Garden

Meticulously Updated By Current Owner

Suitable For A Variety Of Buyers

Modern & Traditional Features Throughout

Lounge & Superior Kitchen/Diner

Utility Room & Cloaks/WC

Two Bedrooms & En-Suite To Bedroom

Luxury Family Bathroom



2



1



2



On Road
Parking



Beautifully renovated two bedroom, Grade II Listed character cottage, ideally situated within the charming conservation area of Castle Street in Dalton-in-Furness. Blending modern fittings with attractive period features, the property retains a wealth of charm, including a slate fireplace with slate mantle, feature staircase niches, and traditional-style windows. The accommodation is thoughtfully arranged over two floors and comprises of a cosy lounge with feature electric fire, a stylish modern kitchen/dining room with integrated appliances, and a matching utility room with a convenient cloakroom/WC. To the upper floor are two well-proportioned bedrooms, with an en-suite to the principal bedroom, along with a contemporary family bathroom. Externally, the property boasts a fantastic three-tiered enclosed south facing rear garden, offering a unique outdoor space that must be viewed to be fully appreciated. Further benefits include gas-fired central heating system and an excellent location within a historic part of Dalton, just a short walk from local amenities and transport links. This realistically priced cottage offers an abundance of character and is sure to appeal to a range of buyers. Early viewing is highly recommended.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

Electric wood burning stove set in original surround with slate plinth and slate mantle, radiator, and window to front. Open to:

OPEN PLAN KITCHEN

12' 10" x 11' 11" (3.91m x 3.63m)

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. Electric hob, electric oven, modern contemporary décor and lighting and oak handled

staircase with glass panels to the first floor.

Complete with integrated wine cooler, dishwasher and underfloor heating. Window to the rear and wooden latched door to:

UTILITY ROOM

10' 8" x 6' 11" (3.25m x 2.11m)

Matching base and wall units to kitchen, integrated freezer, underfloor heating, window to the rear and wall mounted combination boiler for the heating and hot water system. Door to rear yard and door to:

CLOAKS/WC

Modern two-piece suite comprising of a WC and wash hand basin.

FIRST FLOOR LANDING

Access to bedrooms and bathroom, plus en-suite facility to master bedroom.

BEDROOM

13' 3" x 11' 11" (4.04m x 3.63m)

Glazed window to the front, built-in wardrobe and radiator. Door to:

EN-SUITE

Three-piece suite comprising of a WC, wash hand vanity basin and shower cubicle, plus underfloor heating.

BEDROOM

10' 8" x 7' 6" (3.25m x 2.29m)

Radiator and two windows to the side and rear.



BATHROOM

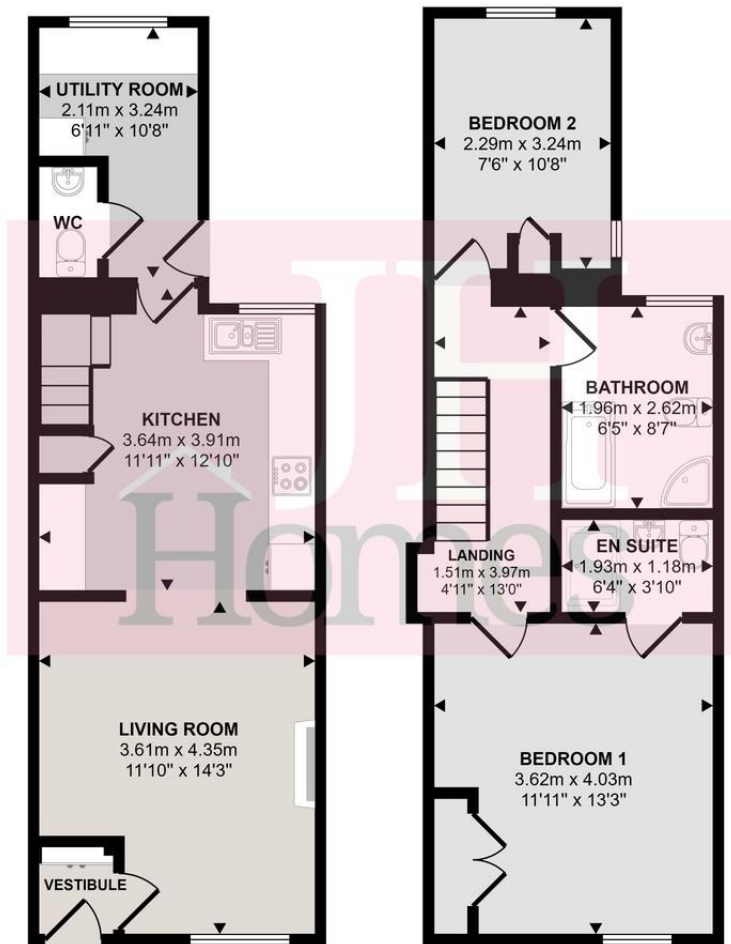
Stunning bathroom with modern four-piece suite comprising of a WC, wash hand vanity basin, shower cubicle and bath with free standing mixer tap. Part tiling to walls, heated towel rail, underfloor heating and window to the rear.

EXTERIOR

To the rear is a fantastic, enclosed, three-tiered garden, with storage shed, which must be viewed to be appreciated.



Approx Gross Internal Area
75 sq m / 808 sq ft



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 Simple 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, up the hill into Market Place and Castle Street is on your left hand side. The property can be found by using the following 'What Three Words': What3Words <https://w3w.co/tennis.overheard.already>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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.