

LEASEHOLD



48B BROUGHTON ROAD, DALTON-IN-FURNESS, LA15 8RP

£85,000

FEATURES

- Ground Floor Apartment
- Modern Decor Throughout
- Good Sized Lounge/Kitchen/Diner
- Double Bedroom
- Modern Bathroom
- Storage Cupboard For Coats
- Further Lockable Storage For Bike Etc
- Communal Outside Drying Area
- Close To Local Amenities
- Great Investment Opportunity



On Road
Parking



Centrally located, modern apartment situated within walking distance of Dalton town. Immaculately decorated and offering excellent sized rooms whilst being perfect for a number of buyers. Comprising of good sized lounge/dining room/kitchen, double bedroom and modern bathroom. Complete with a communal outside space for drying and bin storage and a private lockable storage cupboard ideal for bike storage and general outdoor items. Situated just away from the main street offering convenient access to the town centre and other amenities including the Leisure Centre, free council carpark and many shops and cafe's.

Entered through a communal wooden door into:

COMMUNAL ENTRANCE

Post boxes, water tap and storage cupboard. Doors to other apartments.

Wooden apartment door into:

PRIVATE ENTRANCE HALL

Storage cupboard, ceiling light point and doors to lounge, bathroom and lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

23' 11" x 12' 6" (7.29m x 3.81m)

Lounge/dining area Lounge/dining area
Four wood effect uPVC double glazed windows to front and side with tiled sills, radiator and ceiling light point. Open to:

Kitchen

Fitted with a range of base, wall and drawer units with worktop to include a central island and stainless steel sink and drainer with mixer tap. Integrated oven with hob above and cooker hood over set to island with cupboards and seating area. Tiled splash backs, integrated fridge/freezer. Space and plumbing for dishwasher and space and plumbing for washing machine. Radiator and two ceiling light points.

BEDROOM

8' 9" x 13' 1" (2.67m x 3.99m)

Double room with ceiling light point, radiator and wood style uPVC double glazed window to front.

BATHROOM

8' 9" x 13' 1" (2.67m x 3.99m)

Fitted with a modern three piece suite comprising of panelled bath with mixer shower over and mixer taps and vanity unit housing concealed cistern, low level, dual flush WC and sink with mixer tap. Storage cupboards under, ceiling light point, extractor and radiator.

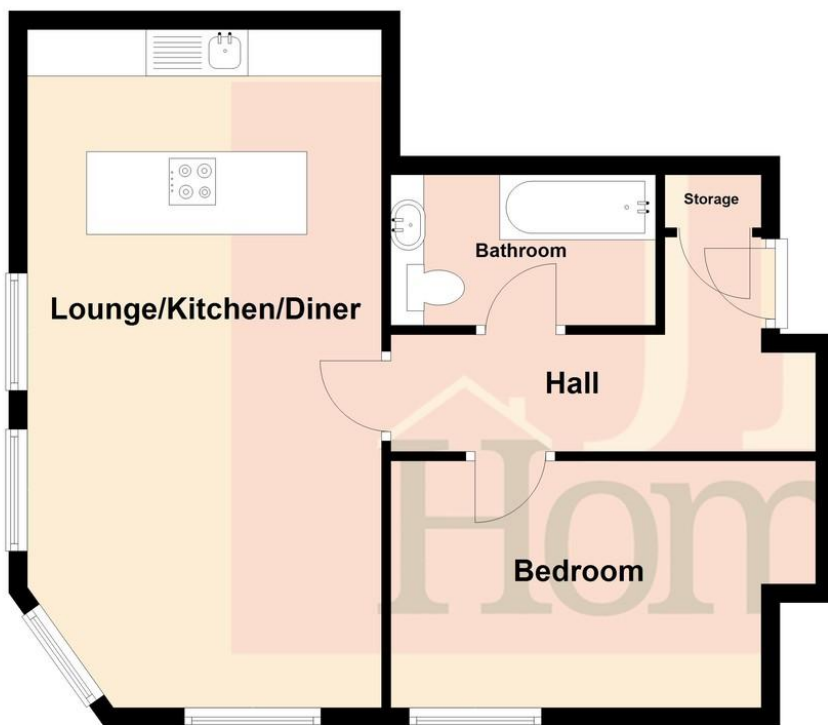
EXTERIOR

Externally, the property benefits from a communal yard space for bins and drying.



Ground Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 52.1 sq. metres (561.3 sq. feet)

Call us on

01229 445004

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include Gas, Electric, Water and Drainage.

DIRECTIONS:

From JH Homes office head onto Queen Street and at the traffic lights turn right onto the A590. At the second roundabout take the first exit into Dalton-in-Furness. At Tudor Square turn left onto Broughton Road. The apartment is on the corner just before Ainslie Street. The property can be found by using the following 'What Three Words':

<https://what3words.com/composers.eternity.beginning>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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.