

**Ground Floor**  
Approx. 34.3 sq. metres (369.3 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

DIRECTIONS

Proceeding into Dalton-in-Furness down Crooklands Brow, and just before Tudor Square, turn right into King Street. Property can be found on your left-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/aliens.chairing.dawn>

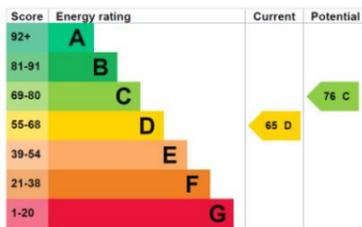
GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



**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

£90,000



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39 King Street,  
Dalton-in-Furness,

For more information call **01229 445004**

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Traditional Limestone built mid terraced cottage in a popular location, situated to the head of a one-sided street offering convenient access to the town centre and other amenities including the Leisure Centre and Dowdales secondary School, as well as the nearby Chapel Street Infants and Nursery School and George Romney Junior School. Accommodation comprising of entrance vestibule, lounge/dining room, kitchen, two bedrooms and wet room. Sheltered enclosed rear yard with outbuilding, gas fired central heating system and uPVC double glazing. Considered suitable to a range of buyers with viewing recommended and invited.



Accessed through a PVC door into:

**ENTRANCE VESTIBULE**

Entrance door and stairs to first floor. Door to:

**LOUNGE/DINING ROOM**

25' 2" x 11' 9" (7.67m x 3.58m)

Dual aspect uPVC double glazed windows to front and rear. Feature stone fireplace extending to alcoves with electric fire, under stairs cupboard and radiator. Open doorway to:

**KITCHEN**

9' 9" x 4' 9" (2.97m x 1.45m)

Fitted with a range of base, wall and drawer units in with wooden work tops over incorporating one and a half bowl sink and drainer with mixer tap and recess tiling. Space and point for electric cooker, door to rear yard and uPVC double glazed window to side.

**FIRST FLOOR LANDING**

Access to bedrooms and wet room.

**BEDROOM**

13' 8" x 8' 8" (4.17m x 2.64m)

UPVC double glazed window to front and radiator.



**BEDROOM**

11' 5" x 8' 8" (3.48m x 2.64m)

Single room with cupboard housing combination boiler for the hot water and heating system, radiator and uPVC double glazed window to rear.

**WET ROOM**

Comprising of WC, wash hand basin and shower with draining floor. Extractor fan and uPVC double glazed window to side.

**EXTERIOR**

Sheltered yard with outbuilding and access to the rear service road.

