



FREEHOLD

13 COBDEN STREET, DALTON-IN-FURNESS, LA15 8SG

£125,000

FEATURES

- Well Presented Mid Terrace Cottage
- Popular Location
- Close To Town Centre & Amenities
- Gas CH System & uPVC DG
- Lounge & Dining Room
- Modern Kitchen
- Two Bedrooms & Bathroom (Landing Access)
- Boarded Loft
- Suitable For A Variety Of Buyers
- No-Chain Involved



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  On Road Parking



A traditional mid-terrace cottage offering spacious and well-presented living accommodation, enhanced by uPVC double glazing and gas central heating system, situated in a popular location in the heart of Dalton-in-Furness. The accommodation briefly comprises of a lounge, dining room, and kitchen to the ground floor, with two bedrooms and a family bathroom on the first floor. A useful boarded loft room, accessed via bedroom two, provides additional versatile space. Externally, the property benefits from an enclosed rear yard. Offered for sale with no onward chain, this realistically priced home is expected to appeal to a wide range of purchasers, including first time buyers, investors, and those looking to downsize. Conveniently located close to local amenities and the town centre, early viewing is highly recommended.

Accessed through a PVC door into:

LOUNGE

10' 2" x 13' 1" (3.1m x 3.99m)

Entrance door, uPVC double glazed window to the front, wood laminate flooring flowing to the dining room, built in storage cupboard, radiator and stairs to the first floor. Open to:

DINING ROOM

11' 11" x 13' 1" (3.63m x 3.99m)

Electric fireplace with feature surround, uPVC French style double glazed double doors to the rear yard, understairs storage cupboard and radiator. Door to:

KITCHEN

12' 2" x 6' 3" (3.71m x 1.91m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, recess tiling, gas double oven, gas hob, radiator, plumbing for a washing machine and external door to yard area.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom, plus storage cupboard housing the combination boiler for the heating and hot water system.

BEDROOM

10' 2" x 13' 1" (3.1m x 3.99m)

UPVC double glazed window to the front and radiator.

BEDROOM

12' 0" x 6' 5" (3.66m x 1.96m)

Radiator, uPVC double glazed window to the rear, and storage cupboard with ladders to the boarded loft.

LOFT ROOM

Velux window, carpeted, light and power points and several built in cupboards.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with shower screen, plus radiator and uPVC double glazed window to the rear.

EXTERIOR

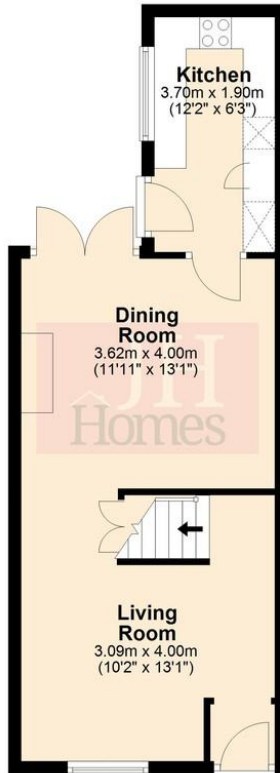
Enclosed rear yard with outbuilding and access to rear service lane.



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Ground Floor
Approx. 38.9 sq. metres (418.3 sq. feet)



First Floor
Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Dalton from Ulverston, at the roundabout take the first exit and continue down along Ulverston Road, turning right at Tudor Square into Broughton Road. After a short while, turn left into James Terrace and follow the road round into Cobden Street.
The property can be found by using the following "What Three Words"
<https://w3w.co/unimpeded.rockets.cabinets>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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.

