

FREEHOLD



20 QUEEN STREET, DALTON-IN-FURNESS, LA15 8EG

£120,000

FEATURES

Well Presented Mid
Terrace

Ideal FTB

Early Inspection Advised

Gas CH System & UPVC DG

Lounge & Open Plan
Dining Room

Modern Fitted Kitchen
With Extension

Two Bedrooms

Luxury Bathroom

Convenient Town
Centre Location

Close To Shops, Schools
& Amenities



On Road
Parking



Situated in a well-established and highly sought-after residential location, this attractive traditional mid-terrace home offers deceptively spacious accommodation and has been lovingly maintained and tastefully improved by the current owner. Combining modern comforts with charming period features, the property is ideally suited to first-time buyers, young professionals and buy-to-let investors alike. Conveniently positioned within easy reach of Barrow Town Centre, the property enjoys excellent access to a wide range of local amenities, including shops, supermarkets, leisure facilities and highly regarded schools such as Dowdales Secondary School, Chapel Street Infants & Nursery School and George Romney Junior School. Beautifully presented throughout and comprising of lounge, dining room and kitchen to the ground floor with two bedrooms and a family bathroom to the first floor. Completing the property is an enclosed rear yard, offering a private and low-maintenance outdoor spaces, uPVC double glazing, gas central heating system and a consistently high standard of presentation throughout, allowing prospective purchasers to move straight in with minimal work required. Offering an excellent blend of character, comfort and convenience in a popular residential location, this delightful home represents an outstanding opportunity for a wide range of purchasers. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.

Entered through a PVC door with glazed inserts into:

LOUNGE

13' 1" x 13' 9" (3.99m x 4.19m)

Electric fire with feature surround, wood effect laminate flooring, radiator and uPVC double glazed window to front. Door to:

DINING ROOM

9' 6" x 13' 4" (2.9m x 4.06m)

Closed fire place with wooden mantle, two radiators, wood effect laminate flooring and stairs to first floor. UPVC double glazed window to rear and open doorway to:

KITCHEN

7' 4" x 10' 1" (2.24m x 3.07m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink and drainer with mixer tap, breakfast bar, black handles and contrasting recess tiling. Integrated electric oven, four ring gas hob with cooker hood over. Space and plumbing for washing machine, space for fridge/freezer and uPVC double glazed window to rear. External door to yard.

FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

BEDROOM

11' 3" x 13' 6" (3.43m x 4.11m)

Full width, double room with uPVC double glazed window to front and radiator.

BEDROOM

12' 9" x 7' 10" (3.89m x 2.39m)

Good sized single room with radiator and uPVC double glazed window to rear.

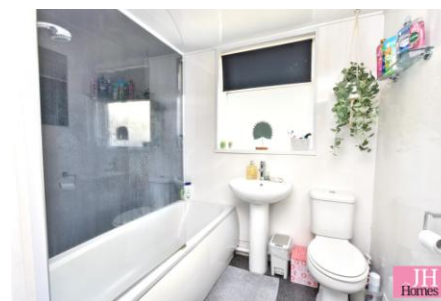
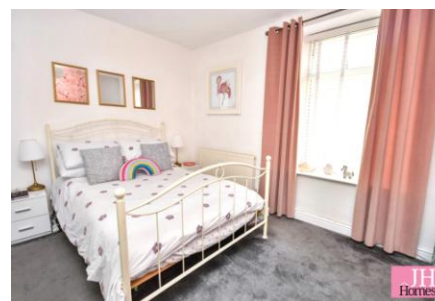


BATHROOM

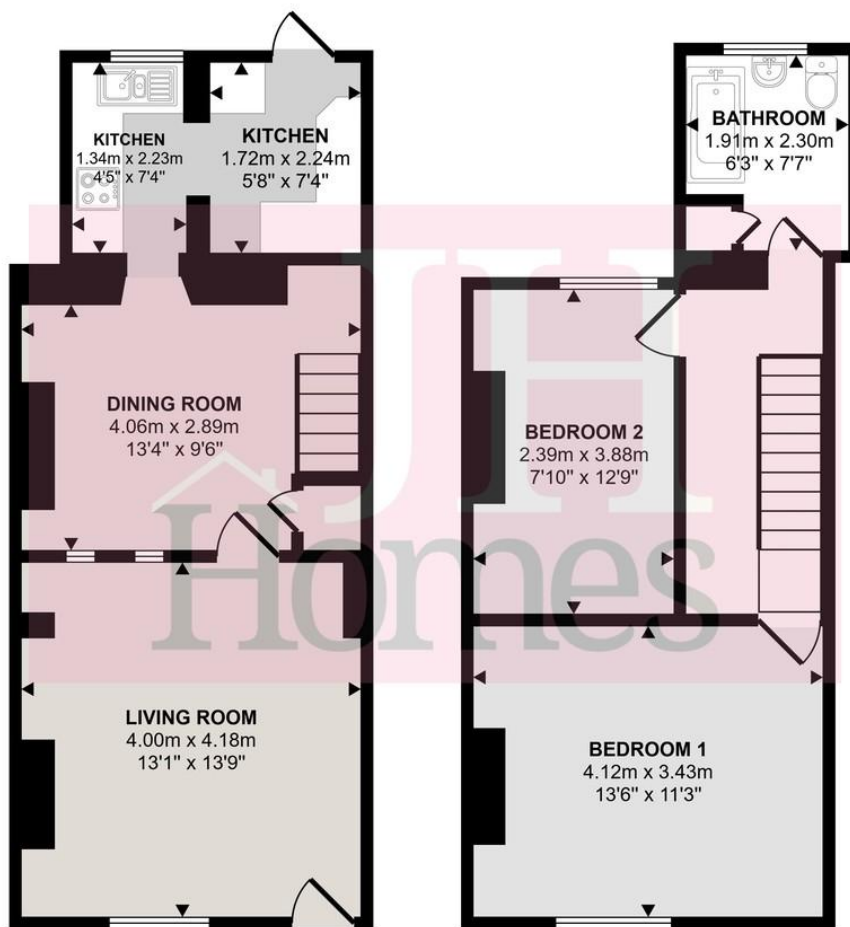
Modern three-piece suite comprising of WC, wash hand basin and bath with shower over. Cladding to walls, radiator and uPVC double glazed window to rear.

EXTERIOR

Enclosed yard to rear with gated access to rear service lane.



Approx Gross Internal Area
75 sq m / 802 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 Snappy 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, turn right into Queen Street where the property can be found on your right-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/decorator.snacking.jetted>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.

