

FREEHOLD



# 8 BUTTS BECK, DALTON-IN-FURNESS, LA15 8EP

## £145,000

### FEATURES

- Traditional Style Cottage
- Well Presented & Updated Throughout
- Gas CH System & DG
- Many Original Style Features Maintained
- Lounge With Log Burner
- Modern Kitchen With Integral Appliances
- Two Bedrooms & Shower Room
- Room in Roof
- Shared Garden To Rear
- Suitable For A Variety Of Buyers



 1  2  2  On Road Parking

JH  
Homes

An excellent opportunity to acquire a charming traditional mid-terrace cottage with many original style features maintained, boasting a shared enclosed courtyard garden to the rear and well-proportioned living accommodation arranged over three floors. The home is enhanced by double glazing, gas central heating system, a stylish modern fitted kitchen, and a beautifully appointed luxury shower room, all tucked away on a quiet street just off Broughton Road in Dalton-in-Furness. The inviting ground floor features a warm and welcoming living/dining room complete with an attractive wood-burning stove, perfect for cosy evenings, with wood laminate flooring flowing into a contemporary kitchen fitted with a range of integrated appliances. To the first floor are two comfortable bedrooms and the elegant shower room, while the second floor offers a versatile loft room, ideal for use as a home office, hobby space, or occasional guest room. Externally, the property benefits from a pleasant shared rear courtyard with a seating area, useful storage shed, and convenient pedestrian access leading to Broughton Road. Offered at a realistic price, this delightful home is expected to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate both the character and the convenient location, with local shops, services, and town amenities all within easy reach.

Accessed through a PVC door into:

#### **LOUNGE**

*12' 8" x 12' 6" (3.86m x 3.81m)*

Entrance door, feature fireplace with closed room heater and wooden mantle.

Traditional style décor, beams to ceiling, space for a dining table and radiator.

Double glazed window to front and door to:

#### **KITCHEN**

*8' 11" x 12' 6" (2.72m x 3.81m)*

Fitted with a range of base, wall and drawer units, including pan drawers and double wall unit, with wooden worktop over, incorporating sink with drainer, mixer tap and splash back tiling. Undercounter electric oven, gas hob, extractor hood, fridge/freezer and plumbing for a washing machine. Double glazed window to rear, external door to rear garden and stairs to:

#### **FIRST FLOOR LANDING**

Doors to bedrooms, sliding door to shower room and stairs to room in roof.

#### **BEDROOM**

*9' 5" x 12' 6" (2.87m x 3.81m)*

Double glazed window to front, understairs storage, beams to the ceiling, contemporary décor and radiator.

#### **BEDROOM**

*10' 0" x 4' 6" (3.05m x 1.37m)*

Radiator and double glazed window to rear.

## SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Cladding to walls, over stairs storage housing combination boiler for heating and hot water systems and double glazed window to rear.

## ROOM IN ROOF

14' 5" x 12' 6" (4.39m x 3.81m)

Roof window, modern décor, eaves storage and radiator.

## EXTERIOR

Shared and enclosed rear courtyard with storage shed, timber decking, 'lean to' pergola and access to Broughton Road.

Must be seen to be fully appreciated.



Call us on  
**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

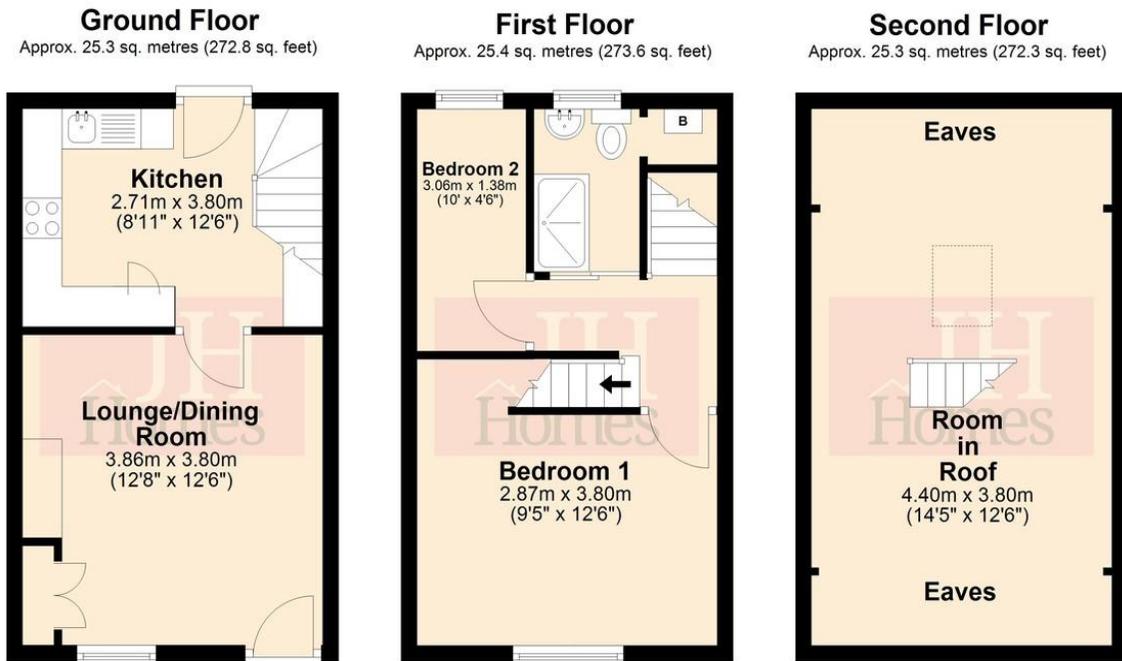
LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

Proceed into Dalton-In-Furness down Crooklands Brow, and at Tudor Square turn right into Broughton Road. Turn left into Butts Beck and the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/commit.pill.stones>



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 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.

