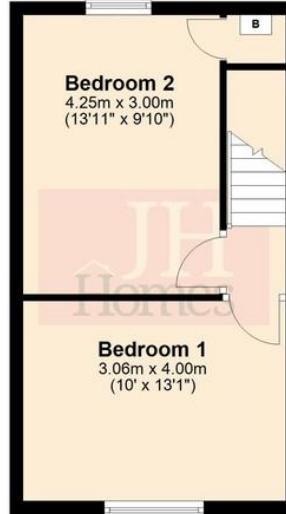


Ground Floor
Approx. 39.1 sq. metres (421.2 sq. feet)



First Floor
Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)

DIRECTIONS

Proceed into Dalton-In-Furness down Crooklands Brow from Ulverston and into Ulverston Road. Turn right into Queen Street and the property is on your right-hand side.

It can also be found by using the following "What Three Words": <https://w3w.co/oven.squirts.marketing>

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.



£110,000



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**76 Queen Street, Dalton-in-Furness,
LA15 8EH**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to acquire a traditional mid terrace house offering good sized living accommodation, complimented by contemporary décor throughout, uPVC double glazing, gas central heating system, modern fitted kitchen and luxury shower room. Comprising of two reception rooms, kitchen and shower room, to the first floor two double bedrooms, and externally an enclosed yard. Early inspection comes highly recommended to this realistically priced property which would appeal to a wide range of buyers. Conveniently located within proximity to local amenities and the town centre.



Accessed through PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

RECEPTION ROOM

10' 0" x 13' 1" (3.05m x 3.99m) max

UPVC double glazed window to front, alcove cupboard and radiator. Door to:

SECOND RECEPTION ROOM

13' 11" x 13' 1" (4.24m x 3.99m)

Wall mounted electric fire, understairs storage and radiator. Open plan stairs to first floor and uPVC double glazed window to rear. Door to:

KITCHEN

10' 5" x 5' 5" (3.18m x 1.65m)

Fitted with a range of base, wall and drawer units with worktop over incorporating single sink with drainer, mixer tap and splash back tiling. Electric oven and hob, extractor hood and Plumbing for washing machine. UPVC double glazed window to side and external door to rear yard. Door to:

SHOWER ROOM

Modern three piece suite comprising of WC, wash hand basin and shower cubicle. Full tiling and uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to two bedrooms.



BEDROOM

10' 0" x 13' 1" (3.05m x 3.99m)

UPVC double glazed window to front, radiator and loft access.

BEDROOM

13' 11" x 9' 10" (4.24m x 3m)

Over stairs storage housing combination boiler for heating and hot water systems, radiator and uPVC double glazed window to rear.

EXTERIOR

Enclosed rear courtyard with flagging and access to rear service lane.

