



**POOLE  
TOWNSEND**

Fell Croft, Dalton-in-Furness, LA15 8DD

£129,950

2 1 2

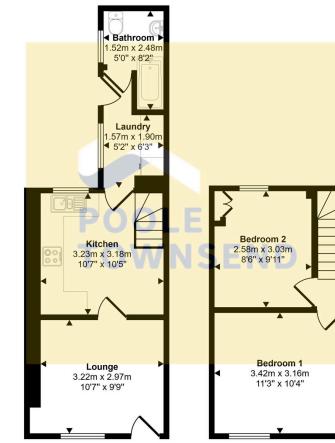


- 2 Bed Terraced House
- Excellent Transport Links With Bus And Rail
- Laundry Room Fitted With Storage
- Enclosed Yard
- Double Glazing
- Easy Access To Schools, Leisure Centre and Transport Links
- Central Kitchen With space For a Small Table And Chairs
- Ground Floor Bathroom
- Off Road Parking
- Gas Central Heating





Approx Gross Internal Area  
51 sq m / 549 sq ft



Ground Floor  
Approx 29 sq m / 313 sq ft

First Floor  
Approx 22 sq m / 236 sq ft

This floor plan is for illustrative purposes only 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.

**NEW!** Centrally located within Dalton, this terraced home offers easy access to the leisure centre which is just across the road, local schools and all the central amenities which include excellent transport links with bus and rail. The accommodation is light and airy, including a cosy lounge to the front of the house and a central kitchen with space for a small table and chairs. There is a laundry room with fitted storage, a ground floor bathroom and two bedrooms to the first floor. The property also features off-road parking to the front and an enclosed yard to the rear, gas-fired central heating system and UPVC framed double glazing.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		70
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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