

51 MOUNT PLEASANT, DALTON-IN-FURNESS, LA15 8BQ

£215,000

FEATURES

- Superior Forecourted Mid Terrace
- Rare Purchase Opportunity
- Well Updated By Current Owner
- Gas CH System & UPVC DG
- Bay Windowed Lounge With Multifuel Stove
- Fantastic Family Kitchen/Dining Room
- Luxury Bathroom
- Three Double Bedrooms
- Loft Room & Yard With Outbuilding
- Early Inspection Advised





1 | 1 | 3 | On Road Parking

JH Homes

A beautifully renovated three-bedroom character cottage, ideally situated within the conservation area of Mount Pleasant, Dalton-in-Furness. The property combines modern fittings with attractive period features, including a slate fireplace with multifuel burner and traditional-style windows. Arranged over two floors, the accommodation comprises a welcoming living room, a stylish modern kitchen/dining room with integrated appliances, and a utility room providing access to a spacious four-piece bathroom. To the first floor are three well-proportioned bedrooms, with fitted wardrobes to the principal bedroom. A door from the landing provides access to the boarded loft. Externally, the property benefits from an enclosed front forecourt and a pleasant rear yard, accessed via steps from the utility room. The rear yard also includes a useful store, providing additional outdoor space. Further benefits include gas-fired central heating and a convenient location within this historic part of Dalton, just a short walk from local amenities and transport links. Realistically priced, this charming cottage offers character, modern comforts and a convenient location. Early viewing is highly recommended.

ENTRANCE HALLWAY

Door to lounge and kitchen. Stairs to first floor.

LOUNGE

11' 9" x 11' 1" (3.58m x 3.38m)

Striking ornate fireplace housing multifuel stove with decorative tiling and traditional detailing. Bright bay window to front allowing ample natural light.

FAMILY KITCHEN/DINING ROOM

13' 8" x 10' 6" (4.17m x 3.2m)

Fitted with an attractive range of burgundy and cream cabinetry with solid wood worktop over incorporating Belfast style sink with mixer tap and contemporary tiled splashbacks. Integrated five-burner gas hob and built-in double oven, slate-style flooring and window to rear. Understairs storage and door to:

UTILITY ROOM

Storage cupboards, door to rear yard and wall mounted combination boiler for the hot water and heating system. Door to:

BATHROOM

Fitted with a freestanding bath with traditional-style black fittings, separate walk-in shower with black-framed glass screen, vanity unit with sink and concealed mixer taps and WC. Contemporary white wall tiles, dark panelling and patterned flooring and natural light from a double glazed window.

FIRST FLOOR LANDING

Access to all bedrooms and door to stairs to second floor.

BEDROOM

11' 11" x 14' 6" (3.63m x 4.42m)

Double, full width room with wooden floorboards, window to front and a range of fitted wardrobes.

BEDROOM

13' 4" x 8' 4" (4.06m x 2.54m)

Further double room with window and wooden floorboards.

BEDROOM

10' 10" x 7' 1" (3.3m x 2.16m)

Wooden floorboards, window providing natural light and radiator.

SECOND FLOOR

Open to:

LOFT ROOM

Roof windows, light and power.

EXTERIOR

To the front of the property is an attractive enclosed forecourt, featuring lawn, paved seating area and established planting with a variety of colourful flowers and shrubs. A neatly trimmed hedge and low stone wall provide privacy, while the paved entrance path leads to the front door. There is also space for outdoor seating, making this a pleasant area to enjoy the warmer months. The rear yard is arranged with paved pathways and timber steps leading from/to the utility toom. A raised timber deck provides space for outdoor furniture, creating a sheltered area for relaxing and entertaining. The yard is enclosed by substantial stone boundary walls, with a variety of potted plants adding greenery and colour. There is also a useful outbuilding, offering additional practicality to this characterful outdoor space.











Total area: approx. 93.2 sq. metres (1003.3 sq. feet)

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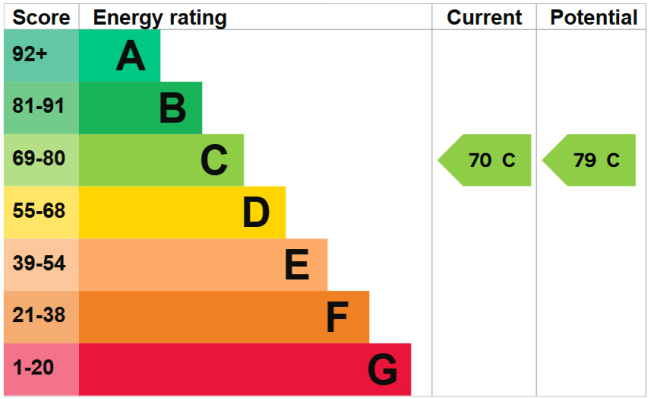
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GENERAL INFORMATION

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

DIRECTIONS:

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and into Market Street, passed to Co-op on your left, up the hill into Market Place and Castle Street until you reach Mount Pleasant where he property can be found on your right hand side. It can be found by using the following ''WhatThreeWords'' https://w3w.co/vast.quiet.polka



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.