

Total area: approx. 87.8 sq. metres (945.2 sq. feet)

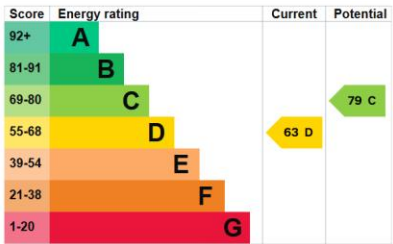
DIRECTIONS

Proceeding into Dalton down Crooklands Brow. Pass along the Main St and turn just before the pedestrian crossing in front of the Wellington Pub into Nelson Street. At the cross roads turn right and the property is situated on the right hand side just before the road starts to climb the hill.

The property can be found by using the following "What Three Words" What3Words <https://w3w.co/bullion.sensible.donates>

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.



£124,000



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62 Chapel Street, Dalton-in-Furness,
Cumbria, LA15 8DA

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Comfortable traditional mid terrace house in a convenient location close to the town centre and very convenient for Dalton's leisure facilities and swimming pool. Whilst in need of some general modernisation the property offers great potential and a comfortable home which would be perfect for a range of buyers with accommodation comprising; vestibule, through lounge/diner, kitchen, useful basement and two double bedrooms and spacious bathroom to the first floor. Complete with gas fired central heating system, uPVC double glazing and with the benefit of a pleasant rear yard/garden area perfect for outdoor entertaining which will be appreciated upon inspection. Offered with no upper chain & early viewing is both invited and recommended.



Accessed through a half glazed wooden door opening to:

VESTIBULE

Shelf ideal for shoe storage, coat hooks to wall and glazed internal door to lounge/diner.

LOUNGE

14' 6" x 13' 0" (4.42m x 3.96m)
UPVC double glazed window to front, central feature, fireplace with wooden fire surround and exposed brick inset. Radiator, useful bookcase to side and open access to:

DINING ROOM

11' 5" x 12' 2" (3.48m x 3.71m)
Alcove cupboard and shelving to the side of the chimney breast, which has a substantial slate lintel, brick hearth and grate for a real fire. UPVC double glazed window to rear with deep sill offering an aspect to the rear garden area. Radiator, door to staircase to first floor and doors to kitchen and stairs to basement room.

KITCHEN

13' 0" x 7' 7" (3.96m x 2.31m)
Fitted with a range of base and drawer cupboards with wood block work surface over incorporating stainless steel sink with mixer tap. Integrated electric oven and gas hob, recess and plumbing for washing machine and space for fridge-freezer. Wall mounted Worcester gas boiler for the central heating and hot water system, radiator and tiling to the floor. Two uPVC double glazed windows to rear garden area and solid wooden door opens to rear.

LOWER GROUND FLOOR

BASEMENT

Spacious room with wood grain laminate flooring, low head height with the exposed beams, inset lighting and radiator. UPVC double glazed window to front and cupboards for the gas and electric meters.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom. Loft access and built-in storage cupboards over stairs.



BEDROOM

14' 6" x 13' 1" (4.42m x 3.99m)
Double room to the front of the property with stripped wood flooring, uPVC double glazed window to front, hand-built bookcase and radiator.

BATHROOM

Fitted with a three piece suite in white comprising of central bath with mixer tap & shower fitment, pedestal wash hand basin and WC. Tall ladder style towel radiator, fitted bathroom cupboard, tile effect vinyl flooring and uPVC double glazed pattern glass window to rear.

BEDROOM

13' 0" x 7' 7" (3.96m x 2.31m)
Further double room with stripped wood flooring, built-in desk area with radiator under and uPVC double glazed window to rear, looking down to the garden area.

EXTERIOR

The rear garden is a lovely area offering seating and recreation space with pleasant sunny aspects with screening from trees to the rear. There is a flagged area with gate giving access to the rear service lane and raised beds with an integrated bench seat.

