

LEASEHOLD



74 BROUGHTON ROAD, DALTON-IN-FURNESS, LA15 8ES

£75,000

FEATURES

- | | |
|----------------------------------|------------------------|
| Well Presented Ground Floor Flat | Communal Entrance |
| Suitable For A Variety Of Buyers | Hallway & Lounge |
| Level Access To Town Centre | Modern Kitchen |
| Gas Central Heating System | Bedroom & Bathroom |
| Double Glazing | Realistic Asking Price |



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On Road
Parking



An outstanding opportunity to acquire this beautifully presented ground floor flat, offering modern comfort and convenience throughout. The property benefits from double glazing, gas central heating, a contemporary fitted kitchen, and a stylish luxury bathroom. The well-proportioned accommodation comprises of a bright and welcoming lounge, modern kitchen/diner complete with integral appliances, a spacious bedroom, and an elegant bathroom finished to a high standard. Externally, the property is further enhanced by an allocated parking space for added convenience. Offered at a realistic price, early viewing is highly recommended to fully appreciate all that this superb home has to offer. Ideally situated within close proximity to the town centre and local amenities, this property will appeal to a wide range of purchasers, including first-time buyers, downsizers, and investors alike.

Accessed through a security door into:	LOUNGE <i>7' 1" x 15' 7" (2.16m x 4.77m)</i> Double glazed window to front, wooden flooring, contemporary décor and radiator. Door to:	KITCHEN <i>10' 4" x 8' 5" (3.16m x 2.57m)</i> Fitted with a range of base, wall and drawer units with wood grain worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas cooker point, radiator, space for a dining table and space for an American style fridge/freezer. Wall mounted combination boiler for the heating and hot water systems, and double glazed window to rear.
COMMUNAL ENTRANCE Shared hallway and wooden door to property, leading into:		
HALLWAY Two storage cupboards, radiator and access to all rooms (except kitchen).		

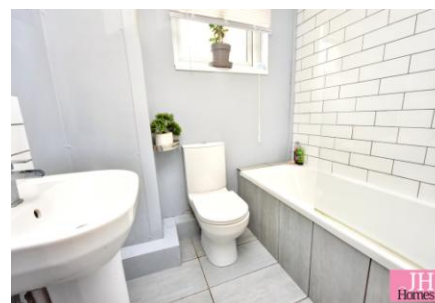
BEDROOM

9' 6" x 12' 3" (2.92m x 3.75m)

Radiator, double glazed window to front and modern décor.

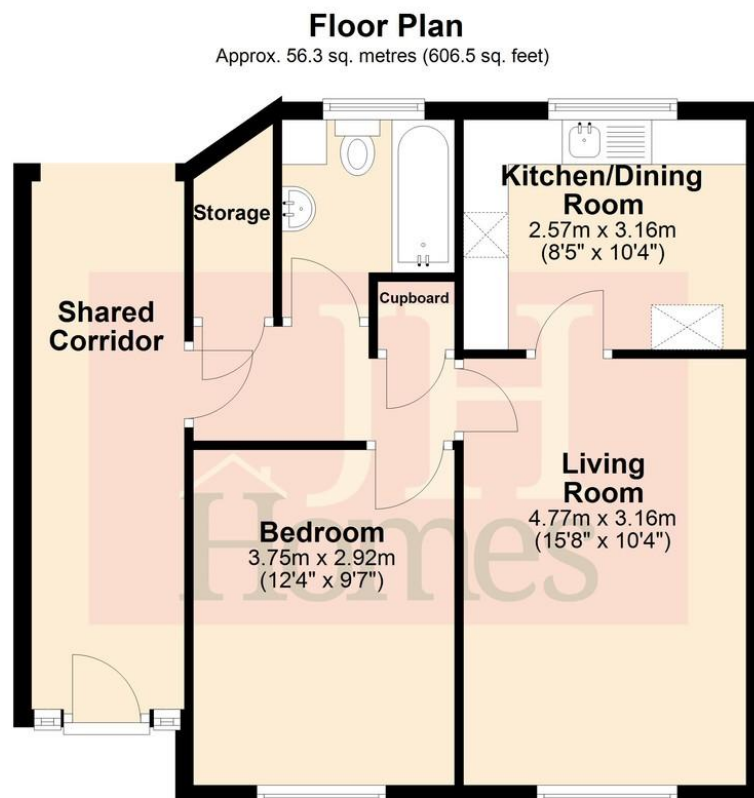
BATHROOM

Double glazed window to rear and modern three-piece suite comprising of WC, wash hand basin and bath with shower above.



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Total area: approx. 56.3 sq. metres (606.5 sq. feet)

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.

The property can be found by using the following "What Three Words":

<https://w3w.co/hence.rents.rant>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	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.

