

FREEHOLD



5 PORTER STREET, DALTON-IN-FURNESS, LA15 8SN

£120,000

FEATURES

Three Storey Traditional
Terraced

Popular and Quiet Location

Close to Schools & Town

Open Plan Lounge/Dining
Room

Two Double Bedrooms &
Luxury Bathroom

GCH System & Double
Glazing

Situated On A 'No
Through' Road

Perfect First Time
Purchase

Well updated by current
owners

Early Viewing Invited &
Recommended



1



2



2



On Road
Parking



A charming and deceptively spacious traditional three-storey terraced cottage, offering generously proportioned living accommodation throughout. The property is enhanced by uPVC double glazing, gas central heating system and an immaculate standard of presentation, with stylish contemporary décor complemented by a recently installed modern kitchen and luxury four-piece bathroom. Situated on a popular one-sided street in the very heart of Dalton-in-Furness, the accommodation briefly comprises of an inviting entrance vestibule, a comfortable lounge, separate dining room ideal for entertaining, and a sleek, well-appointed fitted kitchen. To the upper floors are two well-proportioned double bedrooms arranged over the first and second floors, along with the stunning bathroom suite. Externally, the property benefits from a pleasant and private rear yard, perfect for low-maintenance outdoor enjoyment. Early viewing is highly recommended to fully appreciate this realistically priced home, which is conveniently located within easy reach of local schools, shops, amenities and the town centre. The property appeals to a wide range of purchasers, from first-time buyers to investors and those seeking a characterful yet modern home.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and door to:

LOUNGE

9' 9" x 9' 7" (2.97m x 2.92m)

Feature electric fire with marble effect back and plinth and Adam's style surround.

Alcove cupboard, modern pastel shaded décor, radiator and UPVC double glazed window to front. Open to:

DINING ROOM

10' 8" x 9' 10" (3.25m x 3m)

UPVC double glazed window to rear, understairs storage cupboard, modern pastel shaded décor and radiator. Stairs to first floor and door to:

KITCHEN

9' 1" x 6' 4" (2.77m x 1.93m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling.

Electric oven and hob, plumbing for washing machine, fridge, freezer and recess tiling.

UPVC double glazed window to side, wood laminate flooring and external door to rear yard.

FIRST FLOOR LANDING

Doors to bedroom one and bathroom. Sliding door and stairs to bedroom two.



BEDROOM

9' 5" x 13' 0" (2.87m x 3.96m)

Radiator and uPVC double glazed window to front.

BATHROOM

Modern four-piece suite comprising of WC, wash hand vanity basin, free-standing bath and shower cubicle. Tiling to walls, storage cupboard housing combination boiler for heating and hot water systems, wall cabinet and uPVC double glazed window to rear.

BEDROOM

21' 0" x 13' 0" (6.4m x 3.96m)

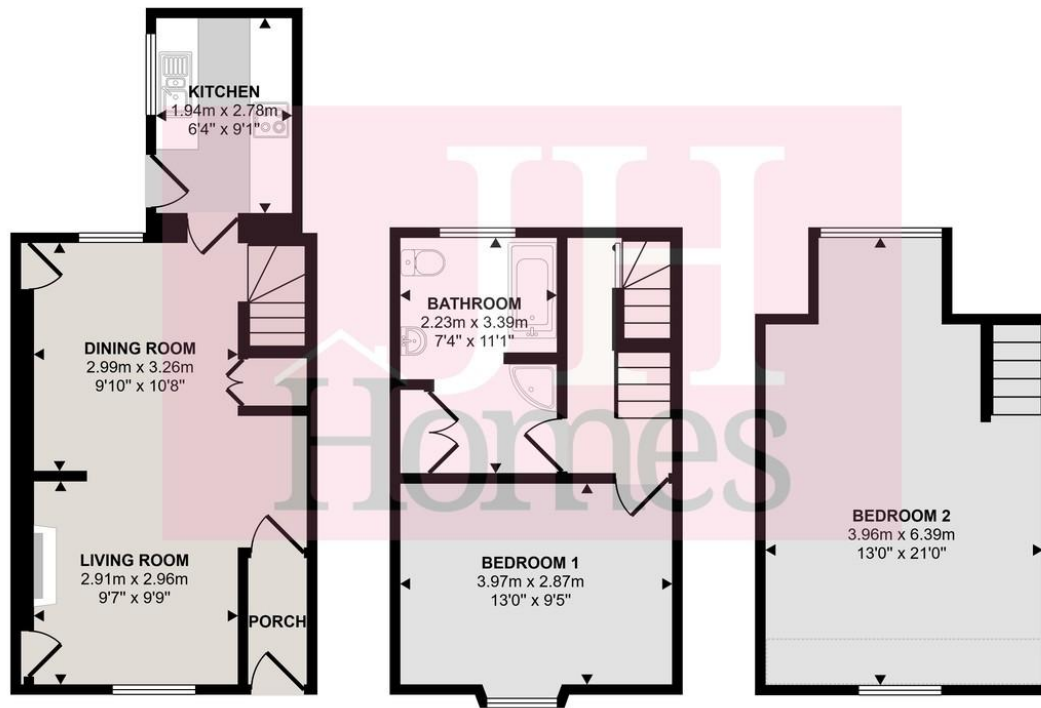
Eaves storage and uPVC double glazed window to rear.

EXTERIOR

Enclosed rear yard with access to rear service lane.



Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft

First Floor
Approx 25 sq m / 272 sq ft

Second Floor
Approx 23 sq m / 243 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes 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.

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street and at the end turn left onto Broughton Road. Turn right onto Chapel Street and Porter Street is the first turn on the left.

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

<https://what3words.com/shudders.worms.impresses>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.

