




£105,000



DIRECTIONS

Proceeding into Dalton from Crooklands Brow, continue along Ulverston Road until reaching Tudor Square. Turn Right and this soon becomes Broughton Road, and the property is on the Left. Please note there is a car park on the right just leaving Tudor Square a short walk to the property.

GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains services include gas, electric, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Estate Agency Act 1979
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1



2



1

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 Dalton-in-Furness, LA15 8RN
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 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
 www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced house situated the most convenient location just off Tudor Square and giving great access to the town and amenities. Well improved by the current owners and offering a comfortable home with accommodation comprising of open plan lounge/dining room, fitted kitchen, double room to the first floor with bathroom and further bedroom to the second floor dormer currently used as a home office. Sound reducing double glazing, Nest thermostatic controls and a good standard of internal décor and presentation. Gas fired central heating system and enclosed yard area to the rear. Considered suitable to arrange a buyers including the first time purchase and early internal viewing is invited and recommended to appreciate this comfortable home.



Accessed through a feature double glazed door with leaded and patterned glass panes that opens directly to the open plan living/dining room.

LOUNGE/DINER

19' 10" x 12' 3" (6.05m x 3.75m)

Feature media style wall unit with high gloss doors to the upper and lower storage cupboards with space for TV etc. UPVC double glazed windows to the front and rear elevation with sound reducing glass, radiator, staircase to the side of the room leading to first floor with open under stairs area maximising usable space. Wood grain effect laminate flooring, central feature beam, electric lighting power and multi paned glazed door connecting to the kitchen.

KITCHEN

8' 3" x 6' 7" (2.52m x 2.03m)

Fitted with a range of base, wall and drawer units with wood block effect work surface and inset stainless steel sink unit with mixer tap. Integrated Lamona gas hob with stainless steel splashback and AEG electric "self-cleaning" oven below. Recess and plumbing for washing machine, space for fridge freezer, tiling to splashbacks tiling to floor and radiator.

FIRST FLOOR LANDING

Staircase returns to upper floor with coat hooks to the wall and wooden handrail. Modern wood grain effect laminate flooring, further staircase leading to the upper floor and doors to a bedroom and bathroom.

BEDROOM

12' 2" x 11' 8" (3.72m x 3.58m) widest points

Double room with inset lights to the ceiling, uPVC double glazed window to the front with deeper sill and radiator. Useful under stairs storage area.



BATHROOM

9' 2" x 5' 6" (2.80m x 1.68m)

Fitted with a three-piece suite in white comprising of WC with push button flush, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower over and glazed shower screen. Chrome ladder style towel radiator, tiling to half the walls and additional tiling around the bath area. Wall mounted Main combi boiler for the central heating and hot water systems. UPVC double glazed window to the rear elevation with tilt and turn opening pane.

SECOND FLOOR LANDING

Access from the stairs to a useful and spacious eaves storage area.

BEDROOM

12' 2" x 11' 8" (3.73m x 3.58m)

Spacious room with large uPVC double-glazed picture window to the front with two opening panes. Currently utilised as a home office with radiator and modern light grey wood grain effect laminate flooring.

EXTERIOR

To the rear of the property is a flagged area with the steps leading to an upper terrace, offering great further potential.

Please note that the current owners have their bins situated to the rear street.

