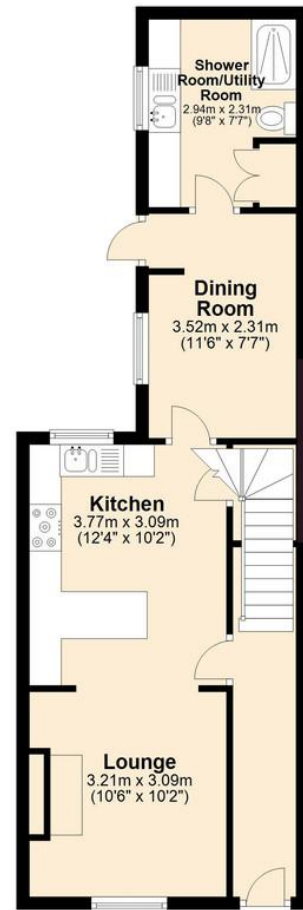


**Ground Floor**  
Approx. 44.9 sq. metres (483.5 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

**DIRECTIONS**

Proceeding into Dalton from Crooklands Brow, continue along Ulverston Road where it turns into Market Street before turning right onto Cleator Street. Continue over the first small crossroads and onto the second section of Cleator Street where the property is situated on the right hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/landings.plans.forgiving>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: Hot tub available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



**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.



**£160,000**



1



2



2



PARKING

**36 Cleator Street,  
Dalton-in-Furness, LA15 8RU**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional two bedroom mid terraced property, situated within this popular residential location, being well presented and deceptively spacious. Free flowing accommodation comprising of entrance hall, lounge with open arch to fitted kitchen, separate dining room and ground floor utility/shower room with two bedrooms and a stylish bathroom to the first floor. To the rear is a enclosed yard with parking and enclosed garden across the service land. Completing this property is a gas central heating system and uPVC double glazing. Easy access to local amenities and would be suitable for a variety of purchasers. Viewing recommended.

Cleator Street is centrally located in Dalton which is handy for local amenities including local primary schools, shops including a Co-op, leisure centre and transport links.



Approached via pedestrian access to the uPVC front door. Opening into :

**ENTRANCE HALL**

Laminate flooring, fixed shelf, overhead light and illuminated stairs to the first floor.

**LOUNGE**

10' 6" x 10' 2" (3.2m x 3.1m)

Situated to the front of the property and centering around a cast iron stove recessed into the chimney breast. Column radiator, overhead light and power points. Access to kitchen.

**KITCHEN**

12' 4" x 10' 2" (3.76m x 3.1m)

Fitted with a range of base, wall and drawer units with work surfaces incorporating sink unit. Integrated five ring Meile induction hob with extractor over, dishwasher, microwave and oven. Useful breakfast bar, overhead light and power points.

UPVC double glazed window to the rear elevation, under-stairs storage and access to the dining room.

**DINING ROOM**

11' 6" x 7' 7" (3.51m x 2.31m)

Underfloor heating, fixed storage, uPVC double glazed window to the side elevation, overhead light and power points. Door to utility/shower room and rear yard.

**UTILITY/SHOWER ROOM**

9' 8" x 7' 7" (2.95m x 2.31m)

Two piece suite comprising of walk in shower enclosure with electric Triton shower and low level WC. Plumbing and space for washing machine as well as further base unit housing a sink. Wall mounted boiler.

**FIRST FLOOR LANDING**

Glazed balustrade, loft access and internal doors to bedrooms and bathroom.



**BEDROOM**

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

Double room situated to the front of the property with uPVC double glazed window, fitted blind and radiator beneath. Overhead light and power points.

**BEDROOM**

12' 4" x 8' 0" (3.76m x 2.44m)

Further double room with uPVC double glazed window, overhead light and power points.

**BATHROOM**

8' 5" x 7' 7" (2.57m x 2.31m)

Three piece suite comprising of bath with fixed shower over and side glazed screen, vanity unit housing sink and WC. Panelling to walls, overhead light and uPVC double glazed window to side.

**EXTERIOR**

Enclosed yard to the rear. Garden accessed from the rear lane with parking for two cars. Offering artificial easy to care for grass, summerhouse and various seating areas making this space an ideal place to relax and enjoying at the end of a busy day.

