



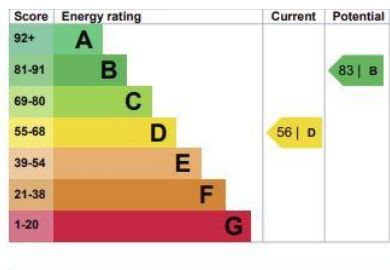
DIRECTIONS

From the central roundabout on the Dalton bypass, take the exit sign posted for Dalton. Drive along Romney Road and then take the first turning on your left into Myrtle Terrace. Follow this road down the hill and as you pass the leisure centre, you will climb a steep hill where you will see Cleator Street on your right. The property can be identified by a pink "For Sale" sign on your right.

The property can be found by using the following "What Three Words" <https://what3words.com/desiring.plates.cleantest>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Barrow Borough District Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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



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**55 Cleator Street,
 Dalton-in-Furness, LA15 8RU**
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Deceptively spacious, attractively presented, four bedroom traditional mid terrace house offering free flowing living accommodation over three floors with elevated views across the town, gas central heating and double glazing. Comprising of entrance vestibule, hall, two reception rooms, fitted kitchen, two bedrooms and bathroom to the first floor plus further staircase to the second floor with two further bedrooms. Externally there is a two tier garden which is fully enclosed with a decked timber area adjacent to the house, perfect to enjoy, without having to be too green fingered. Internal inspection comes highly recommended to appreciate this nicely maintained home. Conveniently located within close proximity to local amenities to the town. Appeal to a wide range of purchasers.



Pavement access to uPVC front door opening directly into:

ENTRANCE VESTIBULE

Multi-paned door opening directly into:

ENTRANCE HALL

Panelling to mid waist height, overhead light, radiator, internal doors opening into the two reception rooms and stairs leading to the first floor.

DINING ROOM

11' 1" x 10' 0" (3.38m x 3.05m)

Situated to the front of the property with radiator, overhead light, power point and laminate flooring. UPVC double glazed window the front.

LOUNGE

15' 7" x 10' 6" (4.75m x 3.2m)

Situated to the rear of the property adjacent to the extended kitchen. Feature, fireplace with wood effect surround, polished marble conglomerate hearth and living flame fire. UPVC double glazed window to the rear elevation with fitted blind, radiator, central ceiling light point and cupboard with lighting under the stairs.

KITCHEN

16' 2" x 7' (4.93m x 2.13m) Extended kitchen, fitted with a range of base, wall and drawer units with black work surface over incorporating single sink and drainer with mixer tap over. Integrated low-level double oven with grill, Coke/Lewis gas hob with chimney style cooker hood over and black bevelled edge wall tiling. Wall mounted Ideal boiler, plumbing for washing machine, overhead light and brushed steel effect power sockets.

FIRST FLOOR LANDING

Access to both bedrooms and bathroom.

BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m)

Double room situated to the front of the property featuring a range of built in wardrobes. Overhead light, power points, radiator and uPVC double glazed window.

BEDROOM

10' 8" x 6' 4" (3.25m x 1.93m)

Smallest of the bedrooms, set up as a nursery, overhead light and power point. UPVC fire exit window to the rear elevation.



BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m)

Three piece suite comprising of panelled bath with glass shower screen and dual head shower attachment, WC and pedestal wash hand basin, tiled finish to the walls, ceiling light and chrome ladder style radiator. UPVC double glazed window to rear.

SECOND FLOOR LANDING

Access to two further bedrooms.

BEDROOM

14' 6" x 14' 0" (4.42m x 4.27m)

Dormer window extension running full width of the room with views over the town towards St. Mary's Church in the distance. Overhead light and radiator.

BEDROOM

14' 5" x 8' 3" (4.39m x 2.51m)

Further good size room situated to the front of the property offering a part sloping ceiling with skylight. Overhead light and power socket.

EXTERIOR

Two tiered garden to the rear of the house, fully enclosed with decked timber area adjacent to the house which is perfect for enjoying, without having to be too green fingered.

