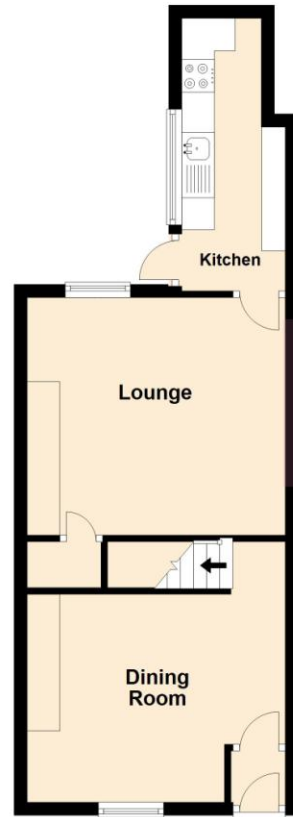
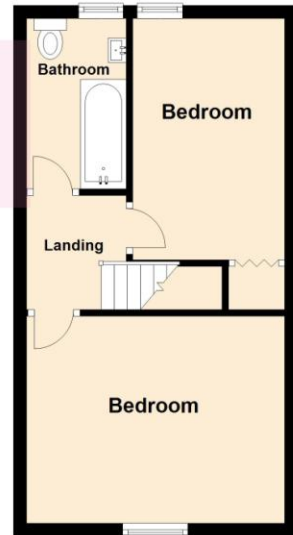


Ground Floor
Approx. 36.8 sq. metres (396.4 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

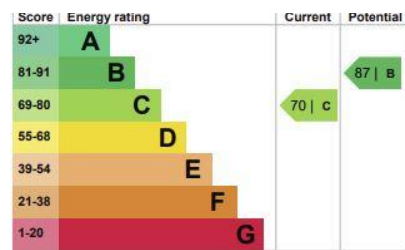
DIRECTIONS

As you approach the centre of Dalton in direction of Crooklands, you will arrive in Tudor Square by the bus stop where you will need to turn into Broughton Road. Follow this road over the speed bump and after 100 yards or so, you will see a junction on your left-hand side. Turn left here into James Terrace and then drive up the hill passing Ashworth Garage before following the road round to the left into Cobden Street. You will find the property a short distance along on your right identified by a "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/smarting.agents.breakfast>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX BANDING: A
- LOCAL AUTHORITY: Barrow Borough 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.



£110,000



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**29 Cobden Street,
Dalton-in-Furness, LA15 8SG**

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

True cottage property in a convenient location within walking distance to the town. Well presented and upgraded by the current vendor while offering deceptive living space. Comprising of entrance vestibule, dining room, lounge, kitchen and then two bedrooms and bathroom to the first floor. Externally there is an enclosed yard to rear with useful outbuilding housing plumbing connection for the washing machine. Inspection is necessary to fully appreciate what this property has to offer.



Accessed through a uPVC door into:

ENTRANCE VESTIBULE

Multi-paned door opening into:

DINING ROOM

13' 0" x 10' 4" (3.96m x 3.15m)

UPVC double glazed window to the front, radiator and feature exposed brick opening with mantle over. Overhead light, laminate flooring, stairs to first floor between the two reception rooms and door into:

LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m)

Exposed feature brick opening with mantle over, access to under stairs storage, shelving to alcove and ceiling light with ornate ceiling rose. Laminate flooring, radiator and uPVC double glazed window to the rear. Door into:

KITCHEN

13' 9" x 5' 9" (4.19m x 1.75m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer and mixer tap, four ring gas hob with electric oven under and cooker hood over. Space for upright fridge/freezer, moveable ceiling light, radiator and tiled splashbacks. UPVC double glazed window to the side and PVC door with opaque glazed inserts to rear.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

13' 0" x 10' 4" (3.96m x 3.15m)

Double room to the front with uPVC double glazed window, ceiling light point and radiator.



BEDROOM

11' 10" x 7' 5" (3.61m x 2.26m)

UPVC double glazed window to the rear with radiator, central ceiling light and storage over stairs.

BATHROOM

8' 7" x 5' 2" (2.62m x 1.57m)

Fitted with a three piece modern white suite comprising of panelled bath with shower over and screen, low level dual flush WC and pedestal wash hand basin with mixer tap. Modern paneling to wall, ladder style radiator, wall mounted boiler and opaque uPVC double glazed window to the rear.

EXTERIOR

To the rear is an enclosed yard and store with plumbing for washing machine.

