



**DIRECTIONS**

Proceeding through Dalton from Ulverston, passing Tudor Square and dropping down the hill before turning right onto Nelson Street with the Wellington Hotel on the left. Take the next right onto Rowlinson Place and the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/motivator.physics.published>

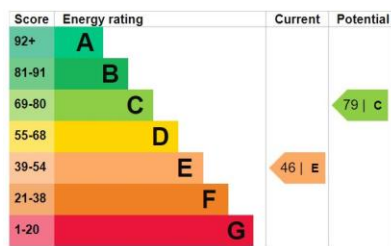
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX BANDING: A - Apartment

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.



£180,000



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GARAGE

5/5a Rowlinson Place,  
Dalton-in-Furness, LA15 8DH

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)

Spacious three bedroom apartment with the added benefit of a ground floor workshop garage space. Offering an excellent opportunity which would be perfect for a range of buyers in a convenient and central location. Comprising of uPVC double glazed door opening to a ground floor vestibule with staircase leading to the first floor where there is open plan lounge/dining kitchen, bathroom and three bedrooms. The flat has gas fired central heating system, uPVC double glazing and is both clean and well-presented, ready for early occupation. The ground floor space offers a workshop with potential to create a separate income through either conversion into another unit (subject to acquiring the required permissions) or keep as a workshop/garage space. In all a superb opportunity right in the heart of Dalton-In-Furness with offered for sale with vacant possession and no upper chain early viewing is invited.



#### ENTRANCE HALL

Coat hooks, useful shelf, radiator and vent for a tumble dryer. Louvered doors give access to the gas and electricity meter cupboard. Staircase to first floor with fixed wooden handrail.

#### APARTMENT

Accessed through a uPVC double glazed door which opens into:

#### LOUNGE/DINER

29' 1" x 14' 3" (8.89m x 4.35m) widest points  
Two large uPVC double glazed windows to the rear elevation with fitted blinds. Two radiators, recessed shelving with borrowed light panels to the inner hall, radiator and access to the inner hall and bathroom. Open to:

#### KITCHEN

12' 2" x 8' 10" (3.71m x 2.70m)  
Fitted with an older range of base, wall and drawer units with wood edged work surface and tiling to splash-backs. Integrated gas hob, electric oven, recess and plumbing for washing machine and recess for fridge. Dividing unit with glazed displays between the kitchen and lounge.

#### BATHROOM

8' 7" x 6' 7" (2.62m x 2.01 m)  
Modern three-piece suite in white comprising of bath with glazed shower screen, mixer tap and over bath shower, pedestal wash hand basin with further mixer tap and unit underneath with mirror to wall and WC with push button flush. Tiled splash-backs to bath and sink, radiator and tile effect vinyl flooring. UPVC double glazed patterned glass window with roller blind.

#### INNER HALL

Access to bedrooms.

#### BEDROOM

13' 3" x 10' 11" (4.06m x 3.33m)  
Double room with uPVC double glazed window to the rear with fitted blind. Fitted with a range of bedroom furniture comprising of wardrobes, drawers and bedside units. Radiator, electric light and power.

#### BEDROOM

12' 2" x 9' 7" (3.71m x 2.93m) plus recess  
Further double room with uPVC double glazed window with fitted blinds. Radiator, power point and ceiling light point.



#### BEDROOM

7' 3" x 8' 6" (2.21m x 2.60m)  
Single room with uPVC double glazed window to the front and vertical blind. Radiator, power points and ceiling light point.

#### WORKSHOP

Accessed through a solid wooden door opening directly into:

#### WORKSHOP AREA

23' 11" x 19' 4" (7.29m x 5.90m)  
UPVC double glazed patterned glass windows to the front and rear elevations. Central beam support, stainless steel sink unit and access to the garage, office, store and WC.

#### OPEN STORE

8' 11" x 6' 2" (2.72m x 1.89m)

#### WC

WC unit and Baxi boiler for the central heating system for the flat above.

#### OFFICE AREA

9' 6" x 10' 8" (2.92m x 3.26m)  
UPVC double glazed window to the rear. Fitted shelving, power sockets and fluorescent strip light.

#### GARAGE

21' 7" x 14' 8" (6.60m x 4.49m)  
Power socket, wooden partitions between here and the adjacent workshop. Doors opening to Rowlinson Place.

