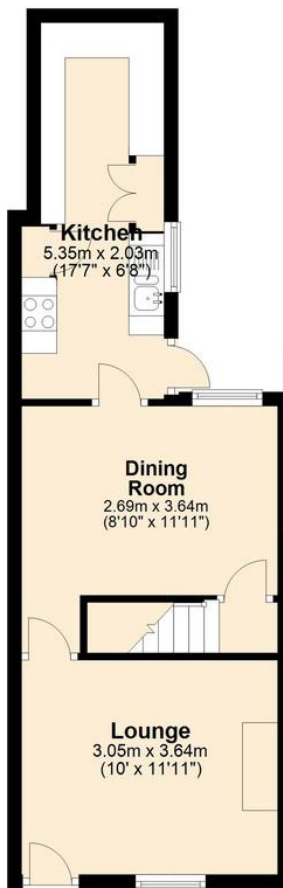
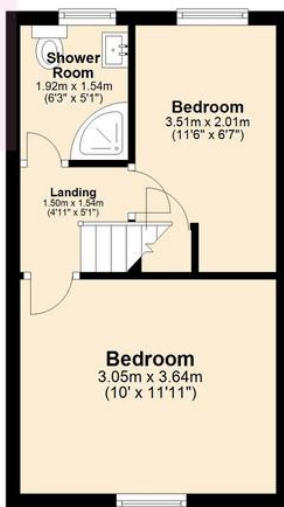


Ground Floor
Approx. 34.6 sq. metres (371.9 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

DIRECTIONS

Proceeding into Dalton-in-Furness from the Ulverston direction, along Ulverston Road and after the Golden Ball Public House turn right onto Tudor Square. Sarah's Cottage can be found on the right and parking is available in the Tudor Square Car Park.

The property can be found by using the following "What Three Words" <https://what3words.com/dares.situation.excuse>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



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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**Sarah's Cottage, 12 Tudor Square,
Dalton-in-Furness, LA15 8RJ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Charming and terraced cottage property situated in a prominent position facing Tudor Square in the centre of Dalton-in-Furness. Comprising of lounge, dining room, kitchen, two bedrooms and modern shower room with gas central heating system and double glazing. Presented to a good standard throughout with the excellent additional feature of a lovely garden to the rear. The garden is true benefit to this charming cottage and will be appreciated upon inspection. In all a lovely property suited to a range of buyers including the professional couple with early viewing invited and recommended.



Accessed through a lovely traditional front door with glazed and etched central pane opening to:

LOUNGE

10' 0" x 11' 11" (3.05m x 3.63m)
Cosy room with feature stone pointed wall recessed into which is a slate lintel with a modern wood-burning stove set to a slate hearth. Timber beam features to ceiling, deeper windowsill with double glazed leaded pane to front, overlooking the square, central ceiling light point, TV point and column radiator. Traditional latch door with handle opens to the dining room and under stairs storage cupboard.

DINING ROOM

8' 10" x 11' 11" (2.69m x 3.63m)
Feature beams to ceiling, double radiator and deep windowsill to the rear with double-glazed window. Door with latch handle giving access to the staircase to first floor. Further door to kitchen.

KITCHEN

17' 7" x 6' 8" (5.36m x 2.03m)
Cottage style galley kitchen fitted with a range of base, wall and drawer units incorporating a breakfast bar with wood grain effect work surface incorporating white ceramic one and a half bowl sink and drainer mixer tap and tiled splashbacks. Integrated gas hob with cooker hood over, recess for fridge freezer and built in electric double oven. Laid out over two levels with the upper level having the breakfast bar there is also recess and plumbing for washing machine and dishwasher under the sink. Window overlooking the rear garden, further double-glazed window to side and PVC double glazed door giving access to the garden.

FIRST FLOOR LANDING

Latched doors providing access to both bedrooms and the shower room.

BEDROOM

10' 0" x 11' 11" (3.05m x 3.63m)
Double-glazed window to front with pine doors to alcove cupboards/wardrobes, radiator, electric light, power points and access to loft.



LOFT AREA

Accessed from the main bedroom by way of a drop-down ladder. The room has a gable window and rooflight.

BEDROOM

11' 6" x 6' 7" (3.51m x 2.01m)
Single room situated to the rear with over stairs storage cupboard offering hanging rail. Radiator, electric light, power points and double glazed window to rear overlooking the rear garden.

SHOWER ROOM

6' 3" x 5' 1" (1.91m x 1.55m)
Fitted with a three-piece suite comprising of quadrant cubicle with thermostatic shower, fixed rain head and flexi-track spray, wash hand basin inset to vanity unit with grey wood grain finish and mixer tap and low level, dual flush WC with concealed system. Modern panelling to walls, double mirrored wall cabinet, inset lights, chrome ladder style towel radiator and vinyl flooring.

EXTERIOR

Initial quarry tiled yard area with timber store and low gate giving access to a slate flag path leading round to the steps up to the rear garden. From the lower section there is also a gate for access over the neighbours for removal of bins etc. The rear garden is a particular feature and hidden gem of Sarah's Cottage, being an excellent size there's screened with fencing lawn mature borders and raised deck to catch the last of the sunlight. To the side is a wooden summer house and potting shed with water tap. The garden has borders to the perimeter stocked with shrubs and bushes including a flowering cherry tree.

