

Total area: approx. 74.0 sq. metres (796.5 sq. feet)

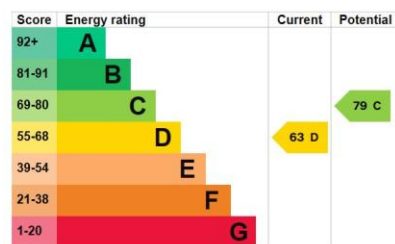
DIRECTIONS

From the centre of Dalton proceed along the Market Street and turn at the end onto Abbey Road. Take the first turning left onto Cemetery Hill, continue through the narrowing onto Newton Road and take the third turning on the left into Thornton Park where the property can be found towards the top on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/mulls.minority.sues>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, water and drainage.



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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.

46 Thornton Park,
 Dalton-in-Furness, LA15 8LY

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Traditional mid-terraced ex local authority property situated in this convenient location. Offering family sized accommodation comprising of lounge, kitchen, three bedrooms, wet room, front forecourt and pleasant sunny rear garden area with garden room. Having a gas central heating system, double glazing and whilst in need of general modernisation and refurbishment offers great potential in this popular location close to the nearby primary school and bus routes. Early viewing is invited and recommended to appreciate the great potential the property offers.



Accessed through a PVC door with double glazed inserts into:

ENTRANCE PORCH

Coat hooks to wall, staircase to first floor and half-glazed door to:

LOUNGE

17' 11" x 10' 10" (5.46m x 3.3m)

Central stone effect fireplace with living flame gas fire, radiator, two ceiling light points, door to kitchen and uPVC double glazed windows to the front and rear.

KITCHEN/DINER

17' 11" x 8' 0" (5.46m x 2.44m)

Fitted with an older range of base, wall and drawer units with mixed work surface housing stainless steel sink unit and tiled up stands. Integrated gas hob and electric oven, recess and plumbing for washing machine and space for dryer. Radiator, wall mounted Main boiler for the hot water and heating system, electric meter, circuit breaker point and door to under stairs storage cupboard. PVC door to rear garden.

FIRST FLOOR LANDING

UPVC double glazed window, radiator and access to bedrooms and wet room.

BEDROOM

9' 10" x 7' 11" (3.01m x 2.42m) plus alcove

Double room with radiator, double glazed window, ceiling light point, radiator and door to over stairs storage cupboard.

BEDROOM

10' 9" x 8' 10" (3.28m x 2.69m)

Further double room with double-glazed window to front, radiator, ceiling light point and access to loft.

BEDROOM

8' 7" x 7' 8" (2.63m x 2.35m)

Single room with ceiling light, radiator and double-glazed window to rear.



WET ROOM

7' 9" x 4' 11" (2.37m x 1.50m)

Floor drain, tiled surrounds, electric shower and shower rail, wall hung wash basin and WC. Radiator, extractor fan and double-glazed pattern glass window.

EXTERIOR

Front forecourt area with low retaining wall and access to front door. To the rear is a fully enclosed garden area with flagged patio offering sunny elevations and garden room.

GARDEN ROOM

12' 5" x 9' 2" (3.78m x 2.79m)

Set of double doors and windows to front.

