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26 Union Street, Dalton-in-Furness,  
Cumbria, LA15 8RT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

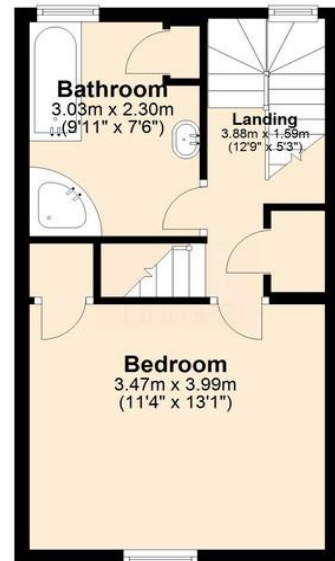
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



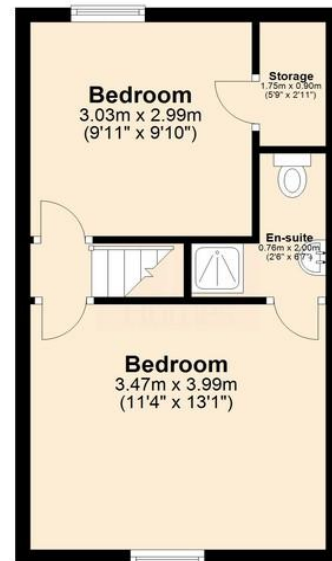
**Ground Floor**  
Approx. 40.6 sq. metres (437.1 sq. feet)



**First Floor**  
Approx. 29.7 sq. metres (319.8 sq. feet)



**Second Floor**  
Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 100.0 sq. metres (1076.8 sq. feet)

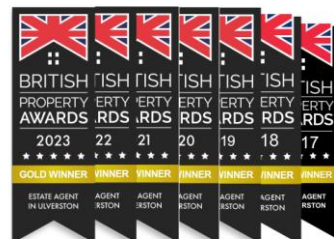
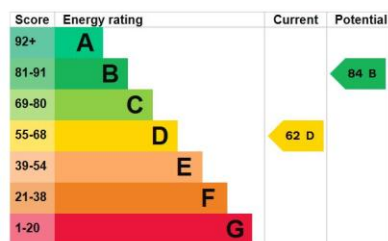
DIRECTIONS

From the office at JH Homes head up Market Street and turn left onto Queen Street. At the traffic lights take a right onto the A590. Continue along the A590 until you reach a roundabout where you will take the first exit into Dalton town centre. Turn right onto Slater Street, then turn right onto Hall Street then take the first turning on the right to Union Street where the property is situated on the right identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/talkative.reply.sounding>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, electric, water are all conneted



**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.



Attractive and spacious traditional mid terraced house situated in an excellent location offering convenient access to local schools and town centre amenities. Forecourt fronted property approached by way of a short flight of steps and comprising of entrance hall, lounge, dining room, fitted kitchen, with bedroom and bathroom to a first floor with further stairs to a second floor with two additional bedrooms one with an en suite. To the rear there is a most attractive rear yard area with stone retaining walls and artificial grass finish making a pleasant seating space. High standard of presentation throughout which will be appreciated upon inspection and benefits from gas fired central heating system and uPVC double glazing. In all an excellent property offering great accommodation perfect for a range of buyers including the family buyer. Early viewing is invited to appreciate this comfortable home.



Accessed through a PVC door with double glazed pattern glass pane opening directly into:

#### ENTRANCE HALL

Feature archway to the end beyond which is the staircase leading to the first floor. Coat hooks, coving to ceiling and radiator. Internal doors to two ground floor reception rooms.

#### LOUNGE

11' 4" x 11' 5" (3.45m x 3.48m)  
Attractive traditional, feature fireplace with painted surround, tiled inset and hearth with open great for a real fire. Alcove cupboard to the side and shelving to either alcove, coving to ceiling, radiator and uPVC double glazed bay window with fitted blinds.

#### DINING ROOM

12' 9" x 11' 5" (3.89m x 3.48m)  
UPVC double glazed window with tilt and turn opening pane. Open understairs area and further door to a useful shelved storage cupboard. Radiator, electric light, power points and integrated smoke alarm. Connecting door to the rear provides access to the kitchen.

#### KITCHEN

10' 9" x 7' 4" (3.28m x 2.24m)  
Modern kitchen fitted with a range of base, wall and drawer units with woodgrain effect works surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob and low level oven with recess and plumbing for washing machine and space for fridge freezer. Two uPVC double glazed windows and half glazed door opening to rear yard area. Radiator and tile effect vinyl flooring.

#### FIRST FLOOR LANDING

Turn at the three quarter landing with uPVC double glazed window looking towards the rear garden area. Main landing with built in storage cupboard with electric light and doors to a bedroom and Bathroom with staircase to upper floor.

#### BEDROOM

11' 4" x 13' 1" (3.45m x 3.99m)  
Double room with uPVC double glazed window to front with fitted blind, radiator and door to useful storage understairs cupboard.

#### BATHROOM

9' 11" x 7' 6" (3.02m x 2.29m)  
Four piece suite in white comprising of panelled bath, quadrant shower cubicle with thermostatic shower and tiled surround, pedestal wash hand basin with mirror fronted cabinet over including shaver light point and WC with push button flush. Tiled to half the walls, white ladder style towel radiator and further tiling to floor. Cupboard housing the boiler for the heating and hot water system.



#### SECOND FLOOR LANDING

Access to two further bedrooms.

#### BEDROOM

11' 4" x 13' 1" (3.45m x 3.99m)  
Further double room with uPVC double glazed window to front. Traditional painted cast feature fireplace, radiator, painted exposed beam, and door to en suite.

#### ENSUITE

Three piece suite in white comprising of shower cubicle with folding door and thermostatic shower, WC with concealed cistern and push button flush and wash hand basin with mirror over and electric shaver light. White ladder style towel radiator and half tiling to walls.

#### BEDROOM

9' 11" x 9' 10" (3.02m x 3m) Further double room with uPVC double glazed tilt and turn window to rear. Radiator, electric light, power points, exposed beam and storage cupboard.

#### EXTERIOR

To the front there are steps up to the front door and a pleasant front forecourt area with shrubs.  
To the rear of the property accessed from the kitchen is a lower yard area with stepped access up to a rear yard/gardens space with stone retaining wall, gate to service lane and artificial grass surfacing.

