



**DIRECTIONS**

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road, then Right onto Chapel Street and Porter Street is the first turn on the left, with the property on the right.

The property can be found by using the following approximate What Three Words <https://what3words.com/shudders.worms.impresses>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric, water and drainage.

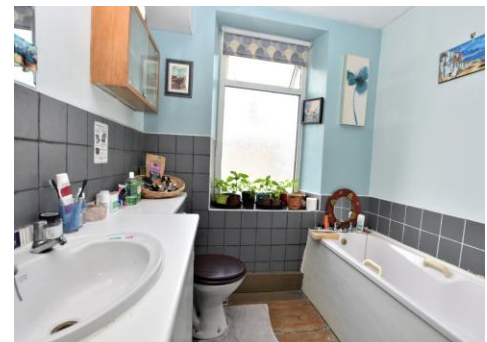


**Estate Agency Act 1979**  
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Traditional mid-terraced house situated in a pleasing and convenient location just off Chapel Street on a no through road that offers walking distance of local primary and secondary schools as well as the town centre and amenities of Dalton. Well presented by the current owner and comprises of entrance vestibule, lounge/dining room, kitchen with two bedrooms and bathroom to the upper floors. Small, enclosed yard to rear as well as having a gas central heating system and double glazing. The property whilst well-presented offers good further potential for general modernisation/personalisation if required. Comfortable home recommended for early viewing perfect for the first-time buyer or rental investor.



Accessed from the front via a PVC door with double glazed pattern insert opening to:

#### ENTRANCE

Coat hooks to wall and half-glazed door opening to lounge/dining room.

#### LOUNGE/DINER

21' 1" x 13' 0" (6.45m x 3.97m) widest points UPVC double glazed windows to front and rear.

##### Lounge Area

Wood shaded fire surround with conglomerate style inset and hearth. Alcove cupboard to side and radiator.

##### Dining Area

Further alcove cupboard, access to kitchen and staircase with door to useful under stairs store. Light woodgrain effect laminate flooring, two radiators and ample space for a dining table.

#### KITCHEN

9' 0" x 6' 1" (2.74m x 1.85m)

Fitted with the range of base, wall and drawer units with work surface over, tiled splashbacks and white sink and drainer unit with mixer tap. Recess and plumbing for washing machine, electric cooker point, space for fridge freezer and double glazed door and window to yard.

#### FIRST FLOOR LANDING

Wooden handrail, newel post and spindles. Access a bedroom and bathroom with sliding door giving access to stairs to the second floor.

#### BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m)

Double room with uPVC double glazed window, radiator, electric light and power.



#### BATHROOM

11' 5" x 7' 6" (3.48m x 2.29m)

Fitted with a four piece suite comprising of shower cubicle, bath, WC with concealed cistern and wash hand basin inset to work surface with storage cupboards under and mirror above with shaver light. Built in double door storage cupboard with shelving housing the boiler for the central heating and hot water systems.

#### SECOND FLOOR LANDING

#### BEDROOM

12' 9" x 14' 11" (3.89m x 4.55m)

Dormer bay window with tilt and turn opening pane offering a pleasant aspect over the rooftops of Dalton. Double room with exposed painted beams, radiator, two spotlight clusters and display area with storage space underneath.

#### EXTERIOR

To the rear there is a small and pleasant yard area with door to service lane.

