



2



4



1



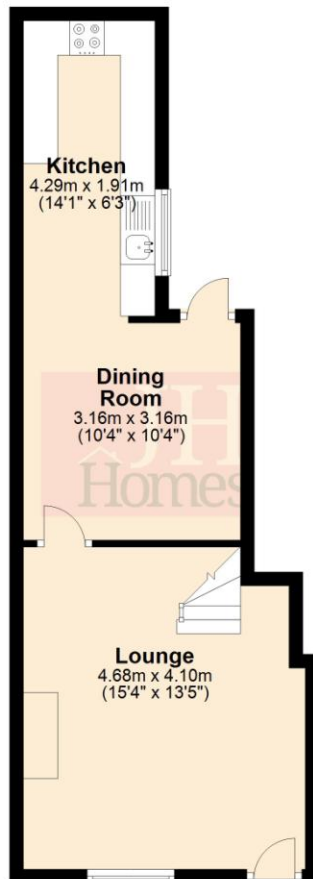
35 Queen Street,
Dalton-in-Furness, LA15 8EG

For more information call **01229 445004**

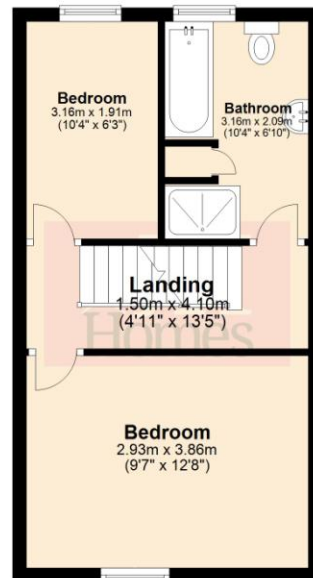
2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

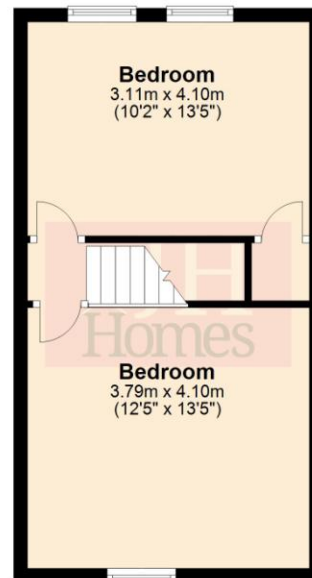
Ground Floor
Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor
Approx. 31.6 sq. metres (339.7 sq. feet)



Second Floor
Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

DIRECTIONS

Proceeding in to Dalton from the Garden Centre end, and down Crooklands Brow, Continue past Dalton Motor Parts and turn right at the side of the Clarence Pub into Queen St. Continue up Queen St and number 35 is on the left just before the Albert St Junction.

The property can be found by using the following "What Three Words" <https://what3words.com/passions.topical.unframed>

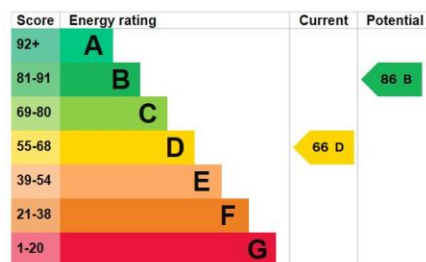
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water & drainage 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.

Deceptive and spacious mid terraced house situated in a convenient and popular location within the town of Dalton-in-Furness. Offered with vacant possession having no upper chain and suited to a range of buyers including the family purchaser. Comprising of lounge, dining room open to kitchen, two bedrooms and bathroom to first floor and a further two bedrooms to the second floor. Completing this property is a yard to the rear, gas central heating system and double glazing. A spacious home perfect for the family buyer with early inspection invited.



Accessed through a PVC door opening directly into:

LOUNGE

13' 5" x 13' 5" (4.10m x 4.10m)
Staircase to side leading to the first floor, central fireplace with substantial mantle and open dog grate for a real fire, wood effect laminate flooring, uPVC double glazed window to front with fitted blind and radiator. Door to under stairs store and further door to dining room.

DINING ROOM

10' 5" x 10' 3" (3.19m x 3.13m)
UPVC double glazed door with multi-pane effect to rear, radiator, electric light, power points and open access to kitchen.

KITCHEN

14' 1" x 6' 4" (4.31m x 1.94m)
Fitted with a range of base, wall and drawer units with granite effect work surface incorporating stainless steel sink and drainer with mixer tap and cream tiled upstands. Integrated gas hob with cooker hood over, electric oven, wall mounted "Main" gas combi boiler for the hot water and heating systems and radiator. Space for fridge, recess and plumbing for washing machine and UPVC double glazed window.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and stairs to second floor.

BEDROOM

13' 5" x 10' 2" (4.09m x 3.12m)
Double room with grey wood grain effect laminate flooring, electric light, power points and uPVC double glazed window to front.



BEDROOM

10' 3" x 6' 1" (3.13m x 1.87m)
Single room with uPVC double glazed tilt and turn window to rear, radiator, electric light and power points.

BATHROOM

10' 4" x 6' 9" (3.15m x 2.08m)
Fitted with a four piece, white suite comprising of WC, bath, wash hand basin and shower with as modern panelling to walls and thermostatic shower. Built-in cupboard, tiling to splash backs, double-glazed window, radiator and tiling to floor.

SECOND FLOOR LANDING

Access to a further two bedrooms.

BEDROOM

13' 4" x 12' 11" (4.08m x 3.94m)
Further double room with uPVC double glazed window to front, radiator, electric light and power points.

BEDROOM

13' 4" x 9' 11" (4.08m x 3.03m)
Final double room with two uPVC double glazed windows to rear, radiator, electric light and power points.

EXTERIOR

Enclosed yard to rear with door to service lane.

