

Total area: approx. 81.5 sq. metres (877.6 sq. feet)

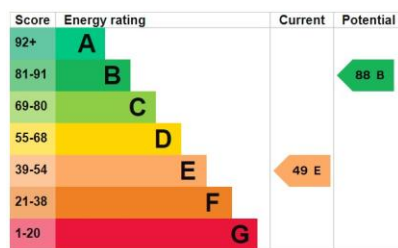
**DIRECTIONS**

Proceeding into Dalton-in-Furness, down Crooklands Brow and turning left onto Station Road. Continue up the hill and bearing right over the bridge and left into Hollygate Road. Continue along, taking the turning on the left towards the top of the rise into Loweswater Terrace.

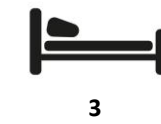
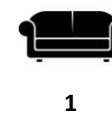
The property can be found by using the following approximate "What Three Words" <https://what3words.com/skin.stressed.pinging>

**GENERAL INFORMATION**

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



**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.

**12 Loweswater Terrace,**  
**Dalton-in-Furness, LA15 8XN**  
 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)

Whilst carrying out this mark up and measure (as we call them in the business) I was treated to the relaxing sound of trees gently blowing in the wind mixed with bird song. Offering a sun trap of a rear garden with both lawn and patio seating as well as space for a shed the outside space creates the perfect fit with this family home. Whilst not being massive the houses on Loweswater offer the perfect size for both first time buyers, families as well as those looking to downsize with a number of the occupiers on this street having been here since they were built in the early 90's. This property is coming to the market for the second time having been enjoyed and upgraded by the current owner. Offering a good sized lounge/diner, kitchen/diner, three great bedrooms and a modern family bathroom seeing really is believing and we don't expect the property to be about long.



Entered through a wood effect PVC door with decorative glazed inserts into:

**LOUNGE/DINER**

18' 4" x 15' 5" (5.59m x 4.7m) widest points  
Excellent light room with open views from the wood effect uPVC double glazed window to the front. Wood effect laminate flooring, stairs to first floor, radiator and two ceiling light points. Door into:

**KITCHEN/DINER**

9' 5" x 15' 5" (2.87m x 4.7m)  
Fitted with a matching range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated under counter oven and five ring gas hob with modern cooker hood over. Tiled splash backs, two ceiling light points, vinyl flooring and radiator. Wall mounted combi boiler for the hot water and heating system, space for under counter fridge freezer and plumbing and space for washing machine and dishwasher. Wood effect uPVC double glazed window as well as PVC door with opaque double glazed inserts to rear garden with full length pane to side.

**FIRST FLOOR LANDING**

Access to bedrooms and bathroom, ceiling light point, radiator, loft access and over stairs cupboard offering shelving space.

**BEDROOM**

14' 6" x 7' 11" (4.42m x 2.41m)  
Double room with wood effect uPVC double glazed window to front offering open views over fields and the village below. Radiator and central ceiling light.

**BEDROOM**

13' 3" x 7' 11" (4.04m x 2.41m)  
Further double room with central ceiling light and radiator. Wood effect double glazed window to rear over looking the garden below and the trees beyond.

**BEDROOM**

8' 8" x 7' 1" (2.64m x 2.16m)  
Good sized single room with central ceiling light, radiator and wood effect double glazed window to front offering an open aspect.



**BATHROOM**

7' 7" x 7' 0" (2.31m x 2.13m)  
Fitted with a white three piece suite comprising of panelled 'P' shaped bath with central mixer tap, curved screen and mixer shower, pedestal wash hand basin with mixer tap and low level, dual flush WC. Tiled to half height on two walls and full on the others with a tiled floor. Central ceiling light point, ladder style towel rail/radiator and opaque wood effect uPVC double glazed window to rear.

**EXTERIOR**

To the front of the property is a pedestrian pathway giving access to all of Loweswater Terrace. Our perfectly formed property has a small grassed area with a paved section and planted border in front of the window.  
The rear offers a fully enclosed garden with a good sized lawned area, paved pathway and patio seating area with well planted borders. Shed and pedestrian gated access to the rear access lane.

