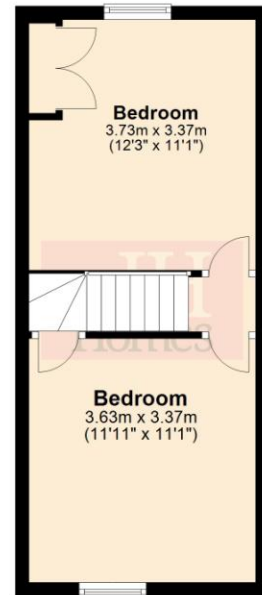


**Ground Floor**  
Approx. 38.2 sq. metres (410.9 sq. feet)



**First Floor**  
Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)

**DIRECTIONS**

Proceeding into Dalton-in-Furness from the Ulverston direction, along Ulverston Road and after the Golden Ball Public House turn right onto Tudor Square. The property can be found on the left and parking is available in the Tudor Square Car Park.

The property can be found by using the following "What Three Words" <https://what3words.com/collect.booms.rely>

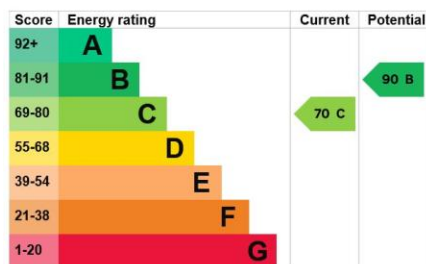
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX BANDING: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



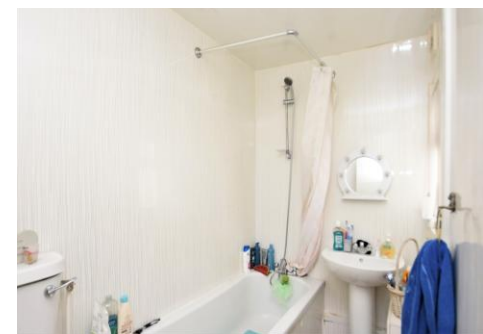
**Estate Agency Act 1979**

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.



JH Homes

£90,000



2



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1 Tudor Square,  
Dalton-in-Furness, LA15 8RL

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)



Traditional terrace cottage situated in the heart of Dalton-in-Furness, offering comfortable accommodation and comprising of entrance porch, lounge, dining room, kitchen, ground floor bathroom as well as two double bedrooms to the first floor plus a small yard to the rear. The property offers great potential for general modernisation and personalisation, being situated in one of the older parts of Dalton with the parking available in the nearby Tudor Square car park. Complete with gas central heating system and double glazing, the property is considered suitable to arrange of buyers include in the rental investor or first-time purchaser. Early inspection is invited to appreciate the property and the great further potential it offers.



Accessed through a wooden door with double glazed pattern glass insert opening to:

#### **PORCH**

Electric meter to wall with fuse box and fitted coat hooks. Traditional glazed door to lounge.

#### **LOUNGE**

11' 10" x 10' 10" (3.63m x 3.32m)  
Wood framed double glazed window to front, central feature, fireplace with decorative surround and marble effect inset and hearth with living coal flame fire. Glazed door provides access to dining room and door to useful under stairs store.

#### **DINING ROOM**

12' 2" x 10' 11" (3.71m x 3.33m)  
Traditional slate flagged floor, radiator and stove recessed to chimney breast. Alcove to side, double glazed window to rear with cupboard under. Door to kitchen and open access to staircase.

#### **KITCHEN**

9' 1" x 6' 6" (2.77m x 1.98m)  
Older style kitchen with stainless steel sink unit and base cupboards, tiled works surface, recess and plumbing for washing machine and recess and point for gas cooker. Decorative wood panelling to one wall, uPVC double glazed window and stable door to yard. Further door to bathroom.

#### **BATHROOM**

8' 5" x 4' 9" (2.57m x 1.45m)  
Fitted with a three piece suite in white comprising of bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and WC. Radiator, panelling to walls and uPVC double glazed window to rear.

#### **FIRST FLOOR LANDING**

Access to bedrooms.



#### **BEDROOM**

11' 8" x 10' 8" (3.58m x 3.27m)  
Double room with wood framed double glazed to front, radiator and door to cupboard over stairs.

#### **BEDROOM**

12' 5" x 10' 9" (3.78m x 3.28m)  
Further double room with radiator, uPVC double glazed tilt and turn opening window and built in storage cupboard housing the Valiant boiler for the central heating and hot water systems.

#### **EXTERIOR**

We are advised there is a shared rear yard and an area for bin storage.

