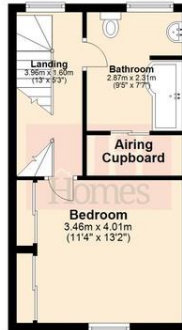


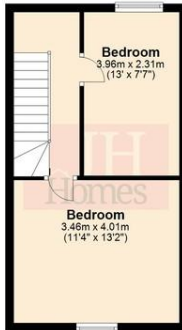
Ground Floor
Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor
Approx. 30.1 sq. metres (324.1 sq. feet)



Second Floor
Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 116.3 sq. metres (1252.3 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 near the end of the street.

The property can be found by using the following "What Three Words" <https://what3words.com/glance.widget.serenade>

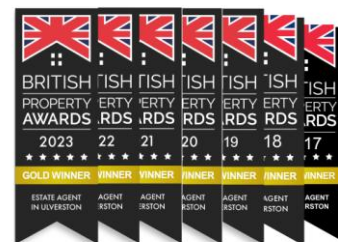
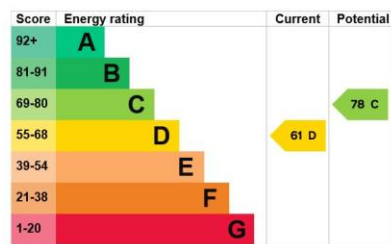
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£140,000



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**8 Union Street,
Dalton-in-Furness, LA15 8RT**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced home situated in Dalton which offers convenient access to local schools and town centre amenities. Ample sized accommodation with traditional high ceilings, bay window and laid out over three floors. The property itself comprising of entrance hall, lounge, dining room, fitted kitchen, with bedroom and bathroom to a first floor and further stairs to a second floor with two additional bedrooms. The front offers an easy to maintain forecourt with stepped access to the front door with the rear offering an enclosed yard with wood store and access to a garage/store with wooden gates to the rear access lane. Completed with a gas fired central heating system and uPVC double glazing. Suited to those looking for their first home or indeed a rental investment.



Entered through a PVC door with decorative inserts into:

ENTRANCE HALL

Space for coats, two ceiling light points, radiator and stairs to first floor. Access to lounge and dining room.

DINING ROOM

14' 9" x 9' 6" (4.5m x 2.9m) into bay
 Situated to the front of the property with the uPVC double glazed bay window offering ample natural light. Ceiling light point with fan, radiator, focal open fire with tiled hearth and cast surround and mantle. Coving to ceiling and open feature to lounge.

LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m) into recess
 Ceiling light with fan, space for wood burner with tiled hearth, wooden floating shelf over, under stairs storage and uPVC double glazed window to rear. Open arch to:

KITCHEN

10' 2" x 7' 8" (3.1m x 2.34m)
 Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Freestanding oven with grill and hob and cooker hood over, space for American fridge/freezer, recessed shelving, tiled floor, spot lights to plastic dad ceiling and radiator. Wall mounted Vaillant boiler, uPVC double fixed window to rear and PVC door with glazed inserts to rear yard.

FIRST FLOOR LANDING

Ceiling light point, radiator, uPVC double glazed window to rear and access to bathroom and bedroom. Stairs to second floor.

BATHROOM

9' 7" x 7' 8" (2.92m x 2.34m) excluding cupboard
 Ample sized room fitted with a three piece suite comprising of 'P' shaped bath with central mixer tap and mixer shower over, low level, dual flush WC and pedestal wash hand basin with mixer tap. Panelling to half walls and plastic dadding to bath area. Linoleum flooring, ladder style radiator and ceiling light point. Excellent storage/utility area behind a sliding door offering light, shelving and plumbing and space for washing machine.



BEDROOM

11' 6" x 13' 3" (3.51m x 4.04m) into wardrobe
 Double room to the front of the property with uPVC double glazed window, ceiling light point and radiator. Bank of wardrobes with shelving, hanging space and sliding doors.

SECOND FLOOR LANDING

Shelving for storage, access to loft with ladder, ceiling light point and radiator. Access to two bedrooms.

BEDROOM

11' 9" x 13' 3" (3.58m x 4.04m) into wardrobe
 Excellent sized double room with bank of wardrobes to one wall with sliding doors offering shelving. Ceiling light point, radiator and uPVC double glazed window to front.

BEDROOM

13' 2" x 7' 7" (4.01m x 2.31m)
 Further double room ceiling light point, radiator and additional electric storage heater. UPVC double glazed window to rear.

EXTERIOR

The front offers an elevated planting area with steps leading to the front door. To the rear is shelving for a covered log store and steps lead to a yard area with raised bed and space for seating. Access through a door into a garage/storage area.

STORAGE/GARAGE

11' 4" x 13' 3" (3.45m x 4.04m)
 Wooden one and a half doors to the rear access lane, power and lighting.

