

Total area: approx. 71.6 sq. metres (770.7 sq. feet)

DIRECTIONS

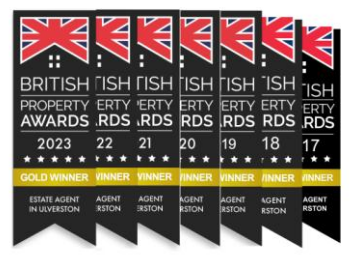
Proceeding in to Dalton from the garden centre end and down Crooklands Brow, Continue past Dalton Motor Parts and turn right at the side of the Clarence Pub into Queen St. Continue up Queen St where the property can be found on the right towards the end of the street.

The property can be found by using the following "What Three Words" <https://what3words.com/salsa.without.meatballs>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric and water are all connected

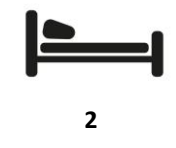
EPC To Follow



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 **£89,500**



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For more information call **01229 445004**

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 Ulverston
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Attractive and well presented mid terraced house situated in the heart of the popular town of Dalton-in-Furness. Offered with early and vacant possession having no upper chain, considered suitable for a wide range of buyers from the first time purchaser to rental investor. Comprising of vestibule, lounge open to dining room, kitchen, with two bedrooms and bathroom to the first floor. Small but pleasant yard to rear with covered store, gas central heating system and uPVC double glazing.



Accessed through a PVC door with double glazed inserts and arched glass upper pane into:

ENTRANCE HALL

Electric meter and fuse board at high level.

LOUNGE

10' 1" x 14' 3" (3.07m x 4.34m)

Open plan to dining room with wood grain effect laminate flooring, radiator, recessed alcoves with lights to either side of the chimney breast. UPVC double glazed window with fitted blind to front with gas meters in a cupboard under and double doors to under stair storage area.

DINING ROOM

10' 10" x 14' 3" (3.3m x 4.34m)

Wood grain effect laminate flooring, central feature, fireplace with wood stained fire surround, conglomerate inset and hearth with coal flame effect fire. Radiator, uPVC double glazed window, picture rail, open to staircase leading to first floor and door to kitchen.

KITCHEN

10' 8" x 6' 0" (3.25m x 1.83m)

Fitted with a range of base, wall and drawer units with granite effect work surface incorporating stainless steel sink and drainer with mixer tap. Recess and plumbing for washing machine, gas hob with stainless steel splashback and cooker hood over, electric oven and space for fridge freezer. Wall mounted Myson Economist gas boiler for the heating and hot water systems, uPVC double glazed window looking to the covered store at the rear of the yard as well as a PVC double glazed door opening to the yard. Spotlight cluster to ceiling and radiator.



FIRST FLOOR LANDING

Access to loft, two bedrooms and bathroom.

BEDROOM

10' 1" x 14' 3" (3.07m x 4.34m)

Double room with radiator, electric light and power. UPVC double glazed window to front.

BEDROOM

10' 9" x 8' 3" (3.28m x 2.51m)

Good sized single room to the rear with uPVC double glazed, tilt and turn window, radiator, ceiling light point and door to over stairs storage cupboard with fitted shelf and houses the lagged hot water tank.

BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

Three piece suite in white comprising of pedestal wash hand basin, WC and bath Bristan electric shower over and shower rail. Radiator, some tiling to walls and electric shaver point. UPVC double glazed pattern glass window.

EXTERIOR

Pavement fronted with a pleasant, enclosed rear yard with door to service lane and access to covered storage area with clear Perspex roofing.

