



DIRECTIONS

As you approach the centre of Dalton from Crooklands Brow, you will arrive at Tudor Square by the bus stop where you will need to turn right into Broughton Road. Follow this road over the speed bump and after 100 yards or so, you will see a junction on your left hand side. Turn left here into James Terrace and then drive up the hill passing Ashworth Garage before following the road round to the left into Cobden Street. You will find the property a short distance along on your left just before the junction.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/tedious.enjoys.ignites>

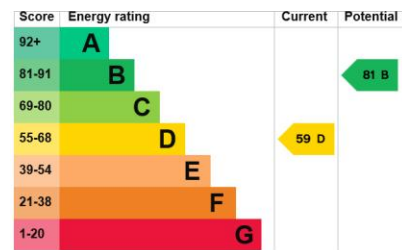
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and water are all connected



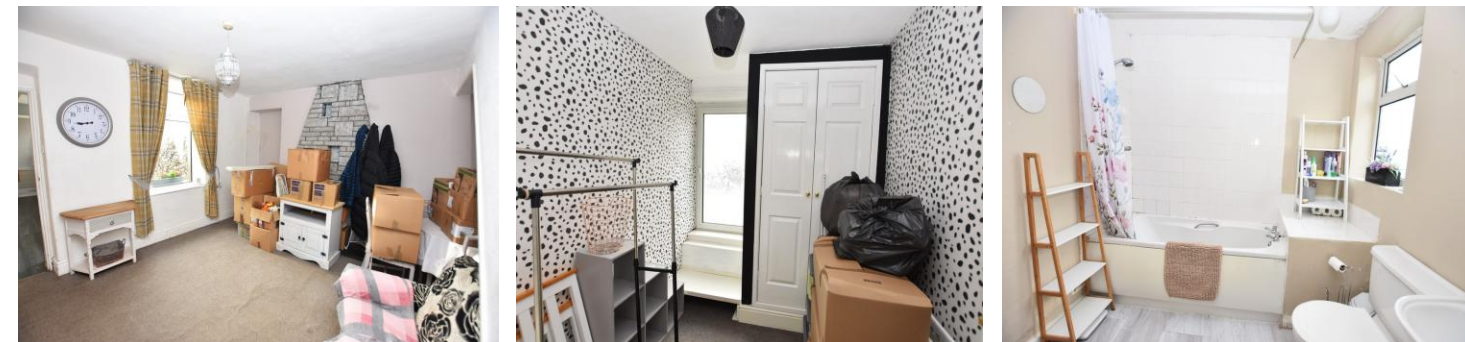
Estate Agency Act 1979

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JH Homes

£95,000



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50 Cobden Street,
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www.jhhomes.net or contact@jhhomes.net

Great opportunity to purchase a traditional mid terraced house situated in a popular location within the town of Dalton in Furness. Potential for modernisation and personalisation and comprising of hall, lounge, dining room, kitchen, ground floor bathroom and three bedrooms to the first floor. Complete with double glazing and central heating plus a pleasant yard to the rear. Currently let but offered for sale with vacant possession. Early viewing is invited to appreciate the great potential the property offers. Considered suitable for a range of buyers from the first-time purchaser to rental investor.



Entered through a PVC door with double glazed inserts into:

ENTRANCE HALL

Grey wood grain effect laminate flooring, electric meters fitted to high level, staircase to first floor and internal doors to both reception rooms.

LOUNGE

10' 8" x 10' 5" (3.26m x 3.19m)
Recessed alcove with shelf and cupboard, borrowed light window to adjacent room, radiator, electric light and power. UPVC double glazed window with fitted blind.

DINING ROOM

14' 0" x 11' 6" (4.27m x 3.51m)
Open under stairs space maximising usable room, uPVC double glazed window to rear looking to the yard and decorative art stone fireplace and chimney breast feature. Radiator, power, light and connecting door to kitchen.

KITCHEN

15' 1" x 7' 4" (4.61m x 2.25m)
Fitted with a range of base, wall and drawer units with patterned work surfacing incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Space and point for gas cooker, recess and plumbing for washing machine and recess for dryer as well as space for fridge freezer. UPVC double glazed window and door giving access to yard, grey wood grain effect laminate flooring and door to bathroom.

BATHROOM

7' 6" x 7' 2" (2.30m x 2.20m)
Fitted with a three piece suite in white comprising of bath with shower rail and shower over, WC and wash hand basin with tiled up stand. Radiator, tiling to splash backs and uPVC double glazed pattern glass window.

FIRST FLOOR LANDING

Radiator, access to bedrooms and loft.



BEDROOM

14' 0" x 10' 7" (4.29m x 3.25m)
Double room with radiator, electric light and power. UPVC double glazed, tilt and turn window.

BEDROOM

15' 1" x 6' 11" (4.60m x 2.11m) widest points
Radiator, power and light. UPVC double glazed window to rear.

BEDROOM

6' 8" x 6' 10" (2.05m x 2.10m)
Single room with built-in cupboard housing the gas combi boiler for the heating and hot water systems. UPVC double glazed window and radiator.

EXTERIOR

Pavement fronted and yard to the rear with gated access to service lane.

