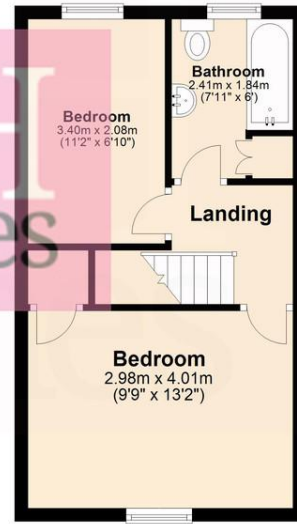


Ground Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.2 sq. feet)

DIRECTIONS

From the main roundabout heading from Ulverston into Dalton, turn left passing Charnley's Garden Centre into Dalton town centre. Follow the road for approximately 200 yards before taking the turning on your left into Queens Terrace. The property can be found on your right hand side identified by our pink JH Homes 'For Sale' board outside.

The property can also be found by using the following "What Three Words" <https://what3words.com/goods.perusing.talking>

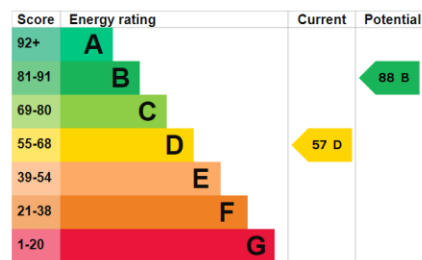
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: 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.



£82,500



2



2



1

**3 Queens Terrace,
Dalton-in-Furness, LA15 8EE**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Deceptively spacious mid terraced house situated in a convenient cul-de sac within the town of Dalton-in-Furness. Offered for sale with vacant possession having no upper chain and now in need of some updating/modernisation which we feel is reflected in the asking price. Suited to a range of buyers including the first-time buyer and comprises of lounge, dining room, kitchen, two bedrooms to the first floor and bathroom. Complete with yard to the rear, outbuilding housing the boiler for the central heating and hot water system, double glazing and potential for general personalisation. Early inspection is advised.



PVC door with glazed insert opening into:

ENTRANCE VESTIBULE

Door into:

LOUNGE

9' 9" x 13' 2" (2.97m x 4.01m)

UPVC double glazed window to front, ceiling light point and radiator. Door to inner hall.

INNER HALL

Stairs lead to first floor, ceiling light point and door into:

DINING ROOM

11' 2" x 13' 2" (3.4m x 4.01m)

UPVC double glazed window to rear, central fireplace with brick surround and hearth, ceiling light point, radiator and understairs cupboard.

KITCHEN

8' 3" x 7' 2" (2.51m x 2.18m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, integrated oven and hob with cooker hood over, ceiling light point and uPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and ceiling light point.

BEDROOM

9' 9" x 13' 2" (2.97m x 4.01m)

UPVC double glazed window to front, cupboard for storage, ceiling light point and radiator.

BEDROOM

11' 2" x 6' 10" (3.4m x 2.08m)

UPVC double glazed window to rear, ceiling light point and radiator.



BATHROOM

7' 11" x 6' 0" (2.41m x 1.83m)

Fitted with a three piece suite comprising of panelled bath with electric shower over and screen, low level WC and pedestal wash hand basin. Tiled to wet area's, radiator and airing cupboard housing lagged hot water tank. Opaque uPVC double glazed window to rear.

OUTBUILDING

Floor mounted boiler for the hot water and heating system.

EXTERIOR

To the rear is an enclosed yard with outbuilding and door to service lane.

