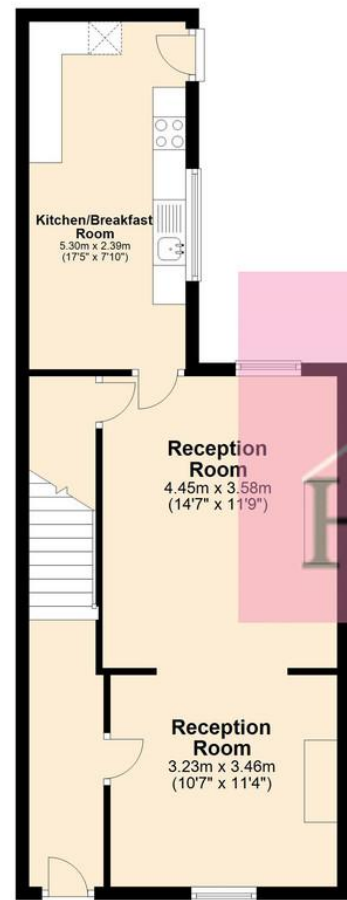


Ground Floor
Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.1 sq. feet)



Total area: approx. 93.9 sq. metres (1010.6 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road, then right onto Chapel Street, the property is situated on the left as the road drops down the hill, just passed the leisure centre on the opposite side of the road.

The property can be found by using the following "What Three Words" <https://w3w.co/earful.somewhere.glades>

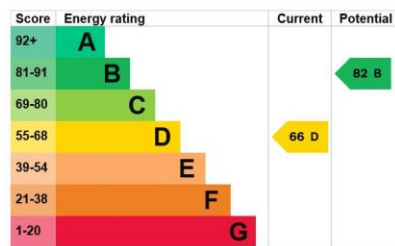
GENERAL INFORMATION

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.



JH Homes

£85,000



2



2



1

**66 Chapel Street,
Dalton-in-Furness, LA15 8DA**

For more information call **01229 445004**

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

Excellent traditional mid terraced cottage situated in this great position offering convenient access to the town centre and other amenities including adjacent Leisure Centre and Dowdales secondary school as well as the nearby Chapel Street primary school. This traditional property offers accommodation laid out over two floors and comprises of entrance hallway, lounge, dining room, kitchen/diner, spacious shower room and two double bedrooms. Complete with pleasant enclosed rear yard, gas fired central heating system, uPVC double glazing and a good standard of presentation. Considered suitable to a range of buyers including the first-time buyer with viewing recommended and invited.



Entered through a PVC door with double glazed inserts into:

HALLWAY

Door to dining room, ceiling light point and stairs to first floor.

DINING ROOM

11' 4" x 10' 7" (3.46m x 3.23m)
UPVC double glazed window to front, ceiling light point and radiator. Open to:

LOUNGE

14' 8" x 11' 4" (4.47m x 3.45m)
UPVC double glazed window to rear, electric fire with feature surround, understairs cupboard, ceiling light point and radiator. Door to:

KITCHEN/BREAKFAST ROOM

17' 6" x 7' 10" (5.33m x 2.39m)
Fitted with a range of base, wall and drawer units with wood grain effect work surface over incorporating stainless steel, one and a half bowl sink and drainer with mixer tap. It has a wood grain effect work surface and tiling to the splashbacks. Integrated electric hob, low level electric oven and recess and plumbing for washing machine. UPVC double glazed window to side, tiled splashbacks and moveable spot lights to ceiling. Door to rear yard.

FIRST FLOOR LANDING

Access to bedrooms and bathroom and ceiling light point.

BEDROOM

10' 7" x 15' 0" (3.23m x 4.57m)
Double room being the full width of the property with uPVC double glazed window to front, ceiling light point and radiator.



BEDROOM

14' 8" x 8' 11" (4.47m x 2.72m)
UPVC double glazed window to rear, built in wardrobe, further cupboard housing the combination boiler for the hot water and heating system, radiator and ceiling light point.

SHOWER ROOM

10' 10" x 7' 10" (3.3m x 2.39m)
Fitted with a three piece suite comprising of double shower cubicle, low level, dual flush WC and vanity unit housing wash hand basin with mixer tap. UPVC double glazed window to side, tiling to walls and ceiling light point.

EXTERIOR

Pavement frontage and pleasant yard to the rear with door to service lane.

