



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

**DIRECTIONS**

Entering Dalton from Ulverston at the roundabout take the first exit and continue down along Ulverston Road and turn right at Tudor Square into Broughton Road. Take the third left onto James Terrace and follow the road round top the left into Cobden Street where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bundles.rezoning.phantom>

**GENERAL INFORMATION**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		



**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.



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**34 Cobden Street,**  
**Dalton-in-Furness, LA15 8SG**  
 For more information call **01229 445004**  
 2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Traditional mid terraced cottage situated in this great position offering convenient access to the town centre and other amenities including Leisure Centre and Dowdales secondary School as well as the nearby Chapel Street Infants and Nursery School and George Romney Junior School. Offering accommodation over two floors an comprising of entrance hall, lounge, dining room, kitchen and two double bedrooms and bathroom to first floor. 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 wooden door with glazed inserts into:

#### HALLWAY

Door to lounge, dining room and stairs to first floor.

#### LOUNGE

12' 2" x 10' 5" (3.71m x 3.20m)

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

#### DINING ROOM

15' 8" x 11' 4" (4.78m x 3.47m)

UPVC double glazed window to rear, understairs cupboard, radiator and ceiling light point. Door to:

#### KITCHEN

13' 9" x 6' 3" (4.20m x 1.91m)

Fitted with a range of base, wall and drawer units with chrome effect handles and wood grain effect work surface over incorporating stainless steel sink and drainer with mixer tap. Tiled to splashbacks, integrated gas hob, low-level electric oven and recess and plumbing for washing machine. Door to rear yard.

#### FIRST FLOOR LANDING

Access to bedrooms and bathroom.

#### BEDROOM

14' 2" x 10' 10" (4.33m x 3.31m)

Double room with uPVC double glazed window to front, radiator and ceiling light point.



#### BEDROOM

11' 8" x 7' 0" (3.56m x 2.15m)

Further double room with ceiling light point, over stairs cupboard, radiator and uPVC double glazed window to rear.

#### BATHROOM

Three piece suite comprising of panelled bath, low level WC and pedestal wash hand basin. Cupboard housing the combination boiler for the hot water and heating system, ceiling light point and uPVC opaque glazed window to the rear.

#### EXTERIOR

To the rear us an enclosed yard with door to service lane.

