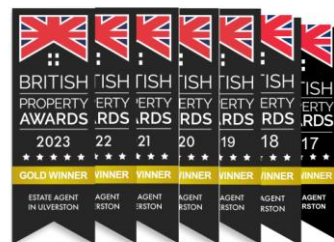
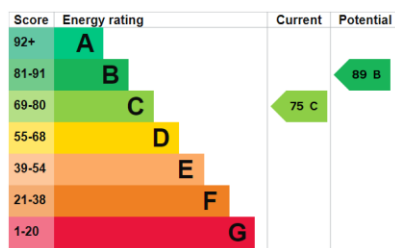


Total area: approx. 82.5 sq. metres (888.1 sq. feet)



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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PARKING

2 Station House, Station Approach, Dalton-in-Furness, LA15 8RA

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Converted from the former coach house, garage and stable to offer stylish modern accommodation which has been used as a successful letting property. The upside down layout offers three bedrooms to the ground floor with shower room and bathroom plus an open plan lounge/kitchen/diner to the first floor offering flexible living. Complete with gas central heating system, uPVC double glazing, and a good standard of presentation throughout.



Accessed through a PVC door with patterned glass pane and matching side window opening into:

ENTRANCE HALL

16' 4" x 6' 5" (4.98m x 1.96m)

Pine staircase with an open under stairs area leading to the first floor and feature arched uPVC double glazed window to rear.

Radiator, woodgrain vinyl flooring and further uPVC double glazed window to staircase. Door to an inner lobby which leads to a master bedroom and bathroom. UPVC double glazed door with patterned glass pane opening to rear, door to boiler cupboard housing the Vaillant gas combi boiler for the heating and hot water systems and doors to all bedrooms.

BEDROOM

12' 11" x 7' 10" (3.94m x 2.39m) widest points

Double room with ceiling light point, power points and radiator. UPVC double glazed window with patterned glass pane and further high level uPVC double glazed window.

SHOWER ROOM

6' 1" x 5' 2" (1.85m x 1.57m)

Fitted with a three piece suite in white comprising of curved glass shower cubicle with Mira electric shower, WC with push button flush and wash hand basin inset to a vanity unit with cupboard under, mixer tap and mirror to wall above. Partial panelling to walls and to shower cubicle, chrome ladder style towel radiator, ceiling light and extractor fan.

BEDROOM

7' 8" x 7' 11" (2.34m x 2.41m)

Small double room with uPVC double glazed window to rear with deeper sill, two ceiling light points, radiator and power sockets.

INNER HALL

Cupboard for storage, access to bedroom and bathroom and door to rear.

BATHROOM

9' 2" x 4' 11" (2.79m x 1.5m)

Modern bathroom comprising of panelled bath with glazed shower screen, curtain rail and the mostatic mixer tap shower fitting, low level, dual flush WC and wash hand basin with mixer tap inset to vanity unit with cupboards and drawers under and bathroom cabinet with light over. Modern panelling to two walls, inset lights to ceiling, ducted extraction and uPVC double glazed patterned glass window.



BEDROOM

13' 10" x 8' 10" (4.22m x 2.69m)

Double room with two feature mahogany shaded double glazed arched windows to front and rear. High ceilings, radiator, power and light.

FIRST FLOOR LANDING

Opening directly into:

LOUNGE/KITCHEN/DINER

21' 1" x 15' 10" (6.43m x 4.83m)

Four feature uPVC double glazed arched windows, two to front and two to rear, the rear windows look to the railway line and beyond neighbouring properties to farmland with the front looking past the neighbouring properties and rooftops of town to countryside beyond.

Kitchen Area

Fitted with a range of base and drawer units with light wood grain wood block effect work surface over incorporating stainless steel sink unit with mixer tap. Fridge/freezer, washing machine, integrated electric oven, gas hob with cooker hood over and stainless steel splashback.

Lounge Area

Ample power sockets, radiator and PVC door with glazed inserts to outside balcony and seating area.

BALCONY

14' 5" x 6' 2" (4.39m x 1.88m)

Glazed panelling to either end and offers a pleasant sunny and private seating area.

EXTERIOR

Off road parking immediately to the front on the cobbled area and to the rear is a concrete patio area with a raised gravel seating space with mature conifer and bushes. Open to 1 Station House.

