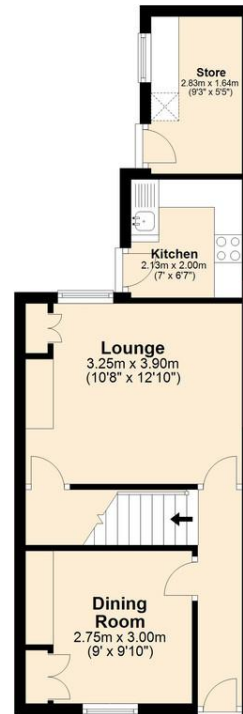


**Ground Floor**  
Approx. 38.2 sq. metres (411.7 sq. feet)



**First Floor**  
Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

**DIRECTIONS**

Proceeding into Dalton-In-Furness down Crooklands Brow, and through Tudor Square. After the pedestrian crossing, turn right into Cleator Street and proceed up the hill, and over Chapel Street crossroads into High Cleator Street. Turn right into Lancaster Street and the property is on your right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/boomers.rejoins.configure>

**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.



**£110,000**



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**8 Lancaster Street,  
Dalton-in-Furness, LA15 8SD**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Traditional mid terraced cottage situated in this popular location 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. Accommodation over two floors and comprising of entrance hall, lounge, dining room, kitchen and two double bedrooms and shower room to first floor. Pleasant enclosed rear yard, gas fired central heating system, uPVC double glazing and a pleasant 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 into:

**HALLWAY**

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

**DINING ROOM**

9' 10" x 9' 0" (3.00m x 2.75m)  
UPVC double glazed window to front, feature fireplace and alcove cupboard. Dado rail, ceiling light point and radiator.

**LOUNGE**

12' 9" x 10' 7" (3.90m x 3.25m)  
UPVC double glazed window to rear, central feature coal effect living flame gas fire with feature surround, radiator and ceiling light point. Door to:

**KITCHEN**

6' 11" x 6' 6" (2.13m x 2.00m)  
Fitted with a good range of base, wall and drawer units in white with brass effect handles complimented with a wooden grain work surface incorporating stainless steel sink and drainer with mixer tap and matching splashbacks. Integrated gas hob, electric oven and space for fridge. Radiator, ceiling light point and door to rear yard.

**FIRST FLOOR LANDING**

Access to two bedrooms, with separate access to the bathroom from each bedroom with corridor connection.



**BEDROOM**

13' 0" x 9' 0" (3.97m x 2.75m)  
UPVC double glazed window to front, ceiling light point, radiator and door to corridor.

**BEDROOM**

10' 9" x 9' 4" (3.28m x 2.85m)  
UPVC double glazed window to rear, radiator, ceiling light point and door to:

**SHOWER ROOM**

Modern three piece suite comprising of double shower cubicle and vanity unit housing both low level, dual flush WC and wash hand basin with mixer tap. Tiling to walls, spot lights to ceiling, radiator and opaque uPVC double glazed window.

**EXTERIOR**

Pleasant yard with door to the rear service lane and door to:

**OUTBUILDING**

9' 3" x 5' 4" (2.83m x 1.64m)  
Window.

