



DIRECTIONS

Driving through Dalton along Market Street in the Barrow direction, continue straight on at the Abbey Road Junction towards Marketplace, turn first left and you will reach the Church on your left where the property can be found on the right hand side shortly after the junction.

The property can be found by using the approximate "What Three Words" <https://what3words.com//splinters.singled.winemaker>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, water and electric.



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.



£165,000



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**Rose Cottage, 4 Church Street,
 Dalton-in-Furness, LA15 8BA**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Fabulous Grade II listed traditional cottage property situated in this historic and quiet area of Dalton, facing the parish Church and yet offering convenient access to the town centre and amenities. Reluctantly offered for sale due to permanent relocation with the benefit of vacant possession and no upper chain. Offering a most comfortable and cosy home suited to a range of buyers with accommodation comprising of lounge/dining room, cloakroom/store, fitted kitchen, rear porch/utility, two bedrooms, box room/study and bathroom. Complete with gas fired central heating system and a pleasant front and rear cottage style garden space complimenting the accommodation. With an immense amount of character that will be appreciated upon inspection coupled with the convenient location we feel that early viewing is invited and recommended.



Accessed through a traditional front door with glazed upper panes giving access into:

LOUNGE/DINER

17' 1" x 23' 6" (5.22m x 7.18m)
Character room with timbers and beams to the ceiling including feature panelling to walls. Two traditional multi pane windows to front with window seats offering a great aspect over the front garden area and towards the Church. Substantial stone fireplace with wooden lintel and slate hearth housing an electric flame effect stove with convector option, side display for TV etc under which are meters and circuit breaker point and three radiators. Traditional stripped wooden doors to stairs and cloakroom.

CLOAKROOM/STORE

Traditional slate flagged floor, coat hooks to wall, timber lintel and tiled sill with window looking into the utility room.

KITCHEN

9' 6" x 6' 10" (2.92m x 2.10m)
Fitted with a modern range of base, wall and drawer units with green pattern work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiling to the upstands. Appliances include Stoves gas hob with cooker hood over, recently fitted electric oven and grill and built in fridge.

Wall mounted gas boiler for the central heating and hot water systems along with the timer clock, timber features to ceiling, slate tiled floor and wooden traditional door to utility room/porch. Secondary glazed window overlooking the rear yard and garden area.

UTILITY/PORCH

7' 6" x 9' 11" (2.29m x 3.02m) widest points
'L'-shaped room with uPVC double glazed door and windows with polycarbonate style roof. Area of work surface with space and plumbing for washing machine under, space for freezer or fridge freezer, shelving to walls, electric light and power.

FIRST FLOOR LANDING

PVC double glazed window with tilt and turn opening pane and slate windowsill. Wooden panelling to wall, substantial beam and truss feature and traditional strip wood doors to bedrooms, box room and bathroom.

BEDROOM

9' 8" x 9' 8" (2.95m x 2.96m) widest points
Double room with substantial beam feature to ceiling and lovely traditional multi pane window to front with window seat giving an outlook to the Church opposite. Ceiling light point and radiator.



BEDROOM

9' 11" x 6' 9" (3.04m x 2.08m)
Substantial beam features, window seat and traditional multi paned window to the front giving the beautiful aspect towards the Church. Fitted open hanging rail and shelf area, radiator, electric light and power.

STUDY/BOX ROOM

6' 11" x 5' 1" (2.12m x 1.56m)
Velux double glazed roof light, exposed beam and built in shelving.

BATHROOM

7' 1" x 6' 11" (2.16m x 2.11m)
Fitted with a modern three piece suite in white comprising of panelled bath with power shower over, tiled splashbacks, natural stonewall surround with shower rail, wash hand basin and WC inset to unit with concealed cistern and push button flush and storage cupboards under sink. Wooden panelling to part of one wall, radiator, slate tile effect flooring and deep windowsill with secondary glazed window. Airing cupboard to corner with lagged hot water storage tank and pressure system.

EXTERIOR

Excellent advantage of lovely front forecourt garden accessed by way of a pedestrian gate to a slate path leading to the front door with garden area to either side and canopy porch. The cottage style garden is a lovely feature offering well stocked borders with mature shrubs, bushes, mature climbing rose and wisteria to either side of the front door. To the rear of the property accessed through the utility/porch is a lower yard area and set of sandstone flags giving access to the pleasant rear cottage garden. Cobbled seating area, raised border beyond with mature rose and other planting. Storage shed to corner believed to be the former WC.

