

Total area: approx. 100.5 sq. metres (1082.0 sq. feet)

**DIRECTIONS**

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street, continuing through Dalton until you reach Market Place where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/drop.stub.shorts>

**GENERAL INFORMATION**

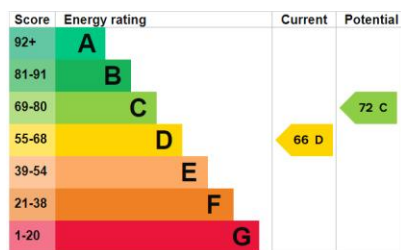
TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.

PLEASE NOTE: A new 999 year lease will be created prior to completion. It is envisaged there will be a monthly payment to cover buildings Insurance and gardening. Please contact the office for further details.



**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

£150,000



1



2



2



PARKING

3D Market Place,  
Dalton-in-Furness, LA15 8AZ

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)

Spacious apartment laid out over two floors, situated within this historic Grade II listed former public house in one of the oldest parts of Dalton in Furness. Having been sympathetically modernised and restored to offer spacious accommodation whilst retaining a lot of original character. Offering two double bedrooms both with en suites, lovely open plan lounge/diner, fitted kitchen and benefiting gas fired central heating system. The location offers convenient access to the town centre and amenities of Dalton in Furness and further benefits from the use of a good-sized communal garden to the rear of the building as well as parking opportunity for one vehicle. This excellent home is offered vacant with no upper chain, is competitively priced and recommended for early viewing to appreciate the character and space it offers.



Accessed through a communal door giving access to the staircase with private door into the apartment. The front door is a beautiful feature door with leaded glass insert and opens directly into:

**ENTRANCE HALL**

Storage cupboard, double doors to kitchen, door to bedroom and door to WC. Stairs to first floor.

**LOUNGE**

20' 3" x 10' 9" (6.18m x 3.28m)  
Two sash windows to the front aspect with views, feature exposed beams to ceiling, two radiators and steps down to:

**KITCHEN/DINER**

20' 3" x 11' 7" (6.18m x 3.54m)  
Fitted with a good range of base, wall and drawer units with contrasting worktops over incorporating stainless steel sink and drainer and splashback tiling. Integrated electric oven and hob with cooker hood over, integrated dishwasher and fridge/freezer. Radiator and windows to the side.

**MASTER BEDROOM**

12' 3" x 11' 0" (3.75m x 3.37m)  
Two windows to side, radiator and door to:

**ENSUITE**

Three-piece suite comprising shower cubicle, WC and wash hand basin. Heated towel rail, tiling to walls and windows to side.



**WC**

Two piece suite comprising WC and wash hand basin.

**BEDROOM**

13' 6" x 10' 5" (4.13m x 3.18m)  
Two decorative internal windows, two roof windows and radiator. Door to:

**ENSUITE**

Three piece suite comprising WC, wash hand basin and shower cubicle.

**EXTERIOR**

Communal courtyard area to the side which also offers parking (subject to demand). To the end of the courtyard is an excellent, communal garden space over three levels.

