



DIRECTIONS

Proceeding into Dalton from Crooklands Brow, continue along Ulverston Road where it turns into Market Street before turning right onto Cleator Street. Continue over the first small crossroads and onto the second section of Cleator Street where the property is situated on the right hand side identified by our pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/landings.plans.forgiving>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, gas, water and electricity 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.



£145,000



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PARKING

36 Cleator Street, Dalton-in-Furness, LA15 8RU

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional two bedroom mid terraced property, situated within this popular residential location, being well presented and deceptively spacious. Free flowing accommodation comprising of entrance hall, lounge with open arch to fitted kitchen, separate dining room and ground floor utility/shower room with two bedrooms and a stylish bathroom to the first floor. To the rear is a endosed yard with parking and endosed garden across the service land. Completing this property is a gas central heating system and uPVC double glazing. Easy access to local amenities and would be suitable for a variety of purchasers. Centrally located in Dalton which is handy for local amenities including local primary schools, shops including a Co-op, leisure centre and transport links.



Accessed through a PVC front door. Opening into:

ENTRANCE HALL

Laminate flooring, fixed shelf, overhead light and illuminated stairs to first floor.

LOUNGE

10' 6" x 10' 2" (3.2m x 3.1m)
Stove recessed to chimney breast, column radiator, overhead light and power points. Access to kitchen.

KITCHEN

12' 4" x 10' 2" (3.76m x 3.1m)
Fitted with a range of base, wall and drawer units with work surface over incorporating sink unit. Integrated five ring Meile induction hob with extractor over, dishwasher, microwave and oven. Useful breakfast bar, overhead light and power points. UPVC double glazed window to rear, under stairs storage and access to dining room.

DINING ROOM

11' 6" x 7' 7" (3.51m x 2.31m)
Underfloor heating, fixed storage, uPVC double glazed window to side, overhead light and power points. Door to utility/shower room and rear yard.

UTILITY/SHOWER ROOM

9' 8" x 7' 7" (2.95m x 2.31m)
Two piece suite comprising of walk in shower enclosure with electric Triton shower and low level WC. Plumbing and space for washing machine as well as base unit housing sink. Wall mounted boiler for the hot water and heating system.

FIRST FLOOR LANDING

Glazed ballustrade, loft access and internal doors to bedrooms and bathroom.



BEDROOM

10' 6" x 13' 8" (3.2m x 4.17m)
Double room situated to the front of the property with uPVC double glazed window, fitted blind and radiator beneath. Overhead light and power points.

BEDROOM

12' 4" x 8' 0" (3.76m x 2.44m)
Further double room with uPVC double glazed window, overhead light and power points.

BATHROOM

8' 5" x 7' 7" (2.57m x 2.31m)
Three piece suite comprising of bath with fixed shower over and side glazed screen, vanity unit housing sink and WC. Panelling to walls, overhead light and uPVC double glazed window to side.

EXTERIOR

Enclosed yard to the rear with the service lane beyond and a parking area belonging the property. From here gates open to a great rear garden offering sunny aspects and reasonable privacy. Offering artificial grass, useful summerhouse and various seating areas making this space an ideal place to relax and enjoy at the end of a busy day, a real bonus complimenting this lovely home.

