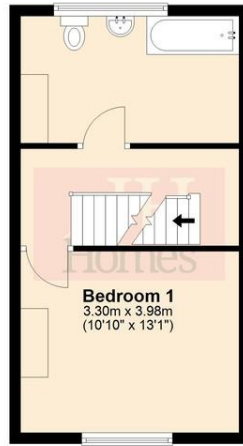


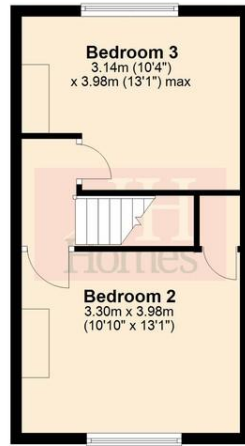
**Ground Floor**  
Approx. 37.7 sq. metres (405.7 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.6 sq. feet)



**Second Floor**  
Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 98.7 sq. metres (1062.0 sq. feet)

**DIRECTIONS**

Proceeding into Dalton-in-Furness down Crooklands Brow, and just before Tudor Square, turn right into King Street 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/limelight.curated.juicy>

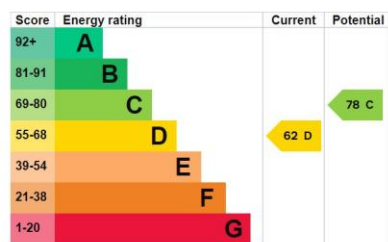
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: All mains services including, gas, electric, water and drainage



**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.



**£115,000**



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3



1

**1 King Street,  
Dalton-in-Furness, LA15 8EL**

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)

Traditional three storey 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 laid out over three floors and comprising of entrance vestibule, lounge, dining room, kitchen and three double bedrooms and bathroom over two floors. Complete with pleasant enclosed rear yard, gas fired central heating system and uPVC double glazing. Considered suitable to a range of buyers including the first-time buyer or for conversion to a HMO with relevant planning with viewing recommended and invited.



Entered through a PVC door into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE**

10' 10" x 13' 1" (3.3m x 3.99m)

Wall mounted electric fire, alcove cupboard, radiator and uPVC double glazed window to front. Open doorway to stairs leading to first floor and door into:

**DINING ROOM**

13' 0" x 10' 1" (3.98m x 3.08m)

UPVC double glazed window to rear, under stairs area and radiator. Door to:

**KITCHEN**

15' 10" x 4' 11" (4.85m x 1.52m)

Fitted with a range of base, wall and drawer units with wooden worktops over incorporating stainless steel sink and drainer with mixer tap, chrome effect handles and recess tiling. Integrated electric over with four ring electric hob and cooker hood over, wall mounted combination boiler for the heating and hot water system. UPVC double glazed window to side and door to rear yard.

**FIRST FLOOR LANDING**

Access to bedroom, shower room and stairs to second floor.

**BEDROOM**

13' 0" x 10' 9" (3.98m x 3.30m)

Double room with uPVC double glazed window to front and radiator.



**BATHROOM**

10' 9" x 7' 4" (3.30m x 2.24m)

Modern three piece suite in white comprising of WC, wash hand basin and bath. Splashback tiling, heated towel rail and uPVC double glazed window to side.

**SECOND FLOOR LANDING**

Access to two further bedrooms.

**BEDROOM**

13' 0" x 10' 9" (3.98m x 3.30m)

Double room with radiator and uPVC double glazed window to front.

**BEDROOM**

13' 0" x 10' 3" (3.98m x 3.14m)

Further double room with uPVC double glazed window to rear and radiator.

**EXTERIOR**

Yard to the rear with access to the service road.

