



Total area: approx. 135.9 sq. metres (1462.3 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and into Market Street, passed to Co-op on your left with the property on your left hand side.

The property can be found by using the following "What3Words" <https://w3w.co/migrants.thickens.rift>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness 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.



JH Homes **£325,000**



2 3 1 GARAGE & PARKING

**22-24 Market Street,
 Dalton-in-Furness, LA15 8AA**
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 2 New Market Street
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Beautifully renovated three bedroom double fronted characterful cottage situated within the charming conservation area of Market Street, Dalton in Furness. Offering modern fittings alongside traditional period features including slate flag flooring, sash windows, exposed stone walls, Oak beams and cosy fire places. The property comprises of two reception rooms, modern kitchen with built in appliances, three bedrooms and family bathroom laid out over two floors. Complete with gas fired central heating system and South facing rear court yard. Situated in a historical part of Dalton, this property has an abundance of charm and character with early inspection is strongly recommended for this realistically priced cottage.



Entered through a wooden door into:

LOUNGE

18' 4" x 11' 1" (5.61m x 3.40m)
Sash window to front, slate flooring, radiator and beams to ceiling. Wood burner set in surround with slate plinth and wooden mantle over, open doorway to kitchen and stairs to first floor with understairs cupboard. Further open double doorway to:

DINING ROOM

18' 3" x 9' 8" (5.58m x 2.97m)
Sash window to front, panelling to one wall, bookshelf, beams to ceiling and radiator. Open doorway to:

KITCHEN

15' 7" x 7' 1" (4.75m x 2.17m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and chrome handles. Splashback tiling, space and point for gas cooker, exposed, original style stone working to one wall and radiator.

UPVC double glazed window to rear and further roof windows. Open to:

REAR PORCH

UPVC double glazed window to side, radiator and external door to courtyard.

FIRST FLOOR LANDING

Original style beams to walls and ceiling, access to two bedrooms and bathroom. Door to stairs to second floor.

BEDROOM

22' 3" x 9' 8" (6.80m x 2.95m)
Two sash windows to front, original style beams to ceiling and radiator.

BEDROOM

8' 11" x 8' 3" (2.73m x 2.53m)
Window to rear aspect with window seat, radiator and understairs cupboard.



BATHROOM

10' 0" x 8' 2" (3.05m x 2.50m)
Mixture of modern and traditional three piece suite comprising of WC, wash hand basin and 'P' shaped bath with mixer shower over. Panelling and tiling to walls and window to rear.

SECOND FLOOR

BEDROOM

14' 9" x 20' 9" (4.5m x 6.32m)
Split level room with restored beaming and roof trusses, radiator, eaves storage and cupboard housing combination boiler for the hot water and heating system. Two roof windows.



EXTERIOR

Fantastic, enclosed courtyard with outbuilding, stone chipping and cast iron gate to rear service road.

OUTBUILDING

