

Total area: approx. 65.4 sq. metres (704.4 sq. feet)

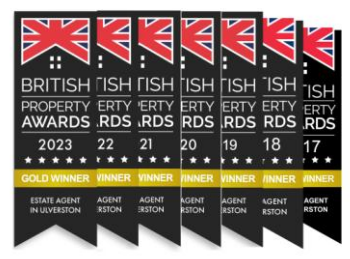
DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow and through Tudor Square. After the pedestrian crossing, turn right into Cleator Street and proceed up the hill 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/anyway.comic.perfumes>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness 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.




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 For more information call **01229 445004**
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www.jhhomes.net or contact@jhomes.net

Traditional mid terrace cottage offering good sized living accommodation, complimented with a gas central heating system and uPVC double glazing. Comprising of entrance vestibule, two receptions rooms, fitted kitchen to ground floor with two bedrooms and bathroom to the first floor. Externally there is an enclosed rear garden with early inspection coming highly recommended to appreciate this nicely maintained home which is conveniently located within proximity to local amenities to the town.



Entered through a PVC door with glazed inserts into:

LOUNGE

10' 8" x 9' 10" (3.27m x 3m)
UPVC double glazed window to front, radiator and door to:

DINING ROOM

12' 0" x 9' 10" (3.66m x 3m)
Laminate flooring, radiator, door to stairs and PVC French style double glazed, double doors to rear garden. Open doorway to:

KITCHEN

11' 4" x 6' 5" (3.47m x 1.97m)
Fitted with a range if base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine and space for under counter fridge/freezer. Recess tiling, wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to rear garden.

FIRST FLOOR LANDING

Door to both bedrooms.



BEDROOM

10' 8" x 9' 10" (3.27m x 3m)
Double room with uPVC double glazed window to front, radiator and storage cupboard.

BEDROOM

12' 0" x 9' 10" (3.66m x 3m)
Further double room with uPVC double glazed window to rear, radiator and door to:

BATHROOM

11' 4" x 6' 5" (3.47m x 1.97m)
Modern three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath. Tiled to wet area's radiator, storage cupboard and opaque uPVC double glazed window to rear.

EXTERIOR

Enclosed rear garden mostly laid to lawn with access to rear service lane.

