



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and onto Market Street, past the Co-op on your left 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/sued.hardly.craftsman>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and water 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.



£125,000



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**36 Market Street,
Dalton-in-Furness, LA15 8AA**

For more information call **01229 445004**

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

Three bedroom Grade II listed character cottage fondly known to locals as "The Christmas House" which is situated within the charming conservation area of Market Street, Dalton in Furness. Now requiring some some updating/modernisation which is reflected in the more than realistic asking price with the property offering traditional period features including sash windows and cosy fireplaces as well as having a gas fired central heating system. Comprising of lounge, kitchen, bathroom and three bedrooms. To the outside there is a good sized workshop and courtyard garden accessed by way of a shared ginnel. Available with no onward chain whilst having an abundance of charm and character.



Accessed through a wooden door into:

PORCH

Door to:

LOUNGE

17' 7" x 11' 11" (5.36m x 3.65m)

Glazed window to front, electric fire with feature surround and radiator. Door to:

KITCHEN

9' 5" x 11' 11" (2.88m x 3.64m) widest points

Fitted with some base units with worktop over incorporating sink, space and point for cooker and glazed window to side. Open to rear lobby, door to stairs to first floor and open to:

UTILITY AREA

3' 1" x 5' 9" (0.95m x 1.76m)

Light and power.

REAR LOBBY

External door to courtyard and door to:

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower over. Window to side.

FIRST FLOOR LANDING

Access to three bedrooms and airing cupboard housing combination boiler for the hot water and heating system.



BEDROOM

12' 11" x 13' 4" (3.95m x 4.07m)

Window to front, wardrobes with sliding doors and radiator.

BEDROOM

9' 4" x 12' 0" (2.86m x 3.67m) widest points

Window to rear, two storage cupboards and radiator. WC.

BEDROOM

18' 4" x 7' 5" (5.60m x 2.27m)

Dual aspect windows to front and rear and radiator.

EXTERIOR

To the rear is an enclosed courtyard.

WORKSHOP

Light and power.

