

FREEHOLD



# 5 COURT FIVE, MARKET STREET, DALTON-IN-FURNESS, LA15 8AS

## £135,000

### FEATURES

Realistically Priced  
Traditional Cottage

Situated In Historical Part of  
Dalton

Realistic Asking Price

Enclosed Garden To Rear

Suitable For A Variety Of  
Buyers

Gas CH System & UPVC  
DG

Lounge & Fitted Kitchen

Double Bedroom &  
Shower Room

Close To Town Centre

Viewing Advised To  
Appreciate



1



1



1



On Road  
Parking



Superbly upgraded cottage property situated within a charming courtyard setting close to Dalton town centre. Having been well updated and benefiting from gas fired central heating system, uPVC double glazing throughout and modern fitted shower room. Comprising of lounge, kitchen to the ground floor with a double bedroom and shower room to the first floor.

Accessed through PVC door with glass insert into:

**ENTRANCE VESTIBULE**

Entrance door and door to:

**LOUNGE**

*14' 10" x 15' 9" (4.52m x 4.8m)*  
Feature fireplace and surround, understairs cupboard and radiator. UPVC Double glazed window to rear and stairs to first floor. Door to:

**KITCHEN**

*11' 10" x 5' 11" (3.61m x 1.8m)*  
Fitted with a range of base units and a double wall cupboard with duck egg blue painted decor panels and brass effect handles complimented with wood grain effect work surface. Built in sink unit, tiling to splashbacks, gas hob and electric oven. Wall mounted combination boiler for heating and hot water system, two uPVC double glazed windows to side and rear and door to rear yard.

**FIRST FLOOR LANDING**

Access to bedroom and shower room.

**BEDROOM**

*8' 1" x 19' 4" (2.46m x 5.89m) max*  
UPVC Double glazed window to front and radiator.

**SHOWER ROOM**

Three-piece suite comprising of shower cubicle, WC and wash hand basin. Storage cupboard with plumbing for washing machine and uPVC double glazed window to side.





## EXTERIOR

Rear is accessed from the kitchen and is a pleasant yard opening to a lovely enclosed garden. Pedestrian/right of way access for the removal of bins etc.

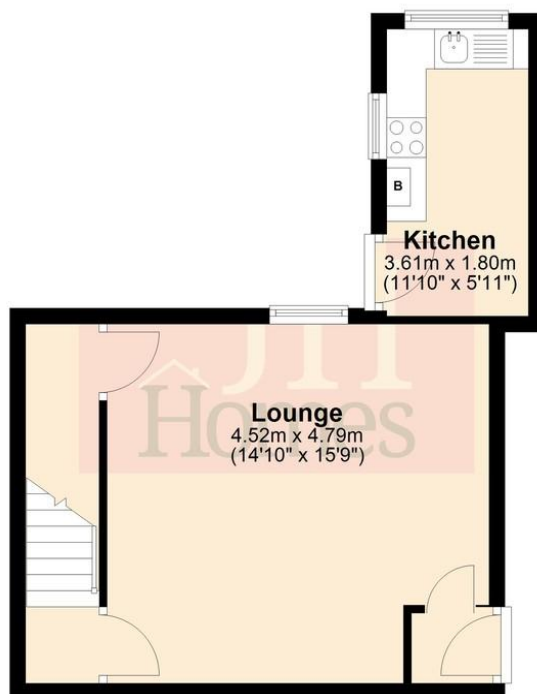
## OUTBUILDING

Shared storage.



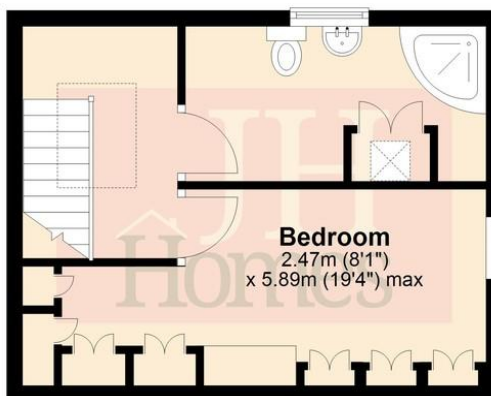
## Ground Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 59.3 sq. metres (638.8 sq. feet)

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## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.

## DIRECTIONS:

Proceeding into Dalton-In-Furness down Crooklands Brow, continue through Dalton town centre and before The Red Lion pub is the ginnel to Court Five. Proceed through the double gates where you will find the property on your left.

It can also be found by using the following "What Three Words" <https://w3w.co/attention.leaps.rucksack>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

