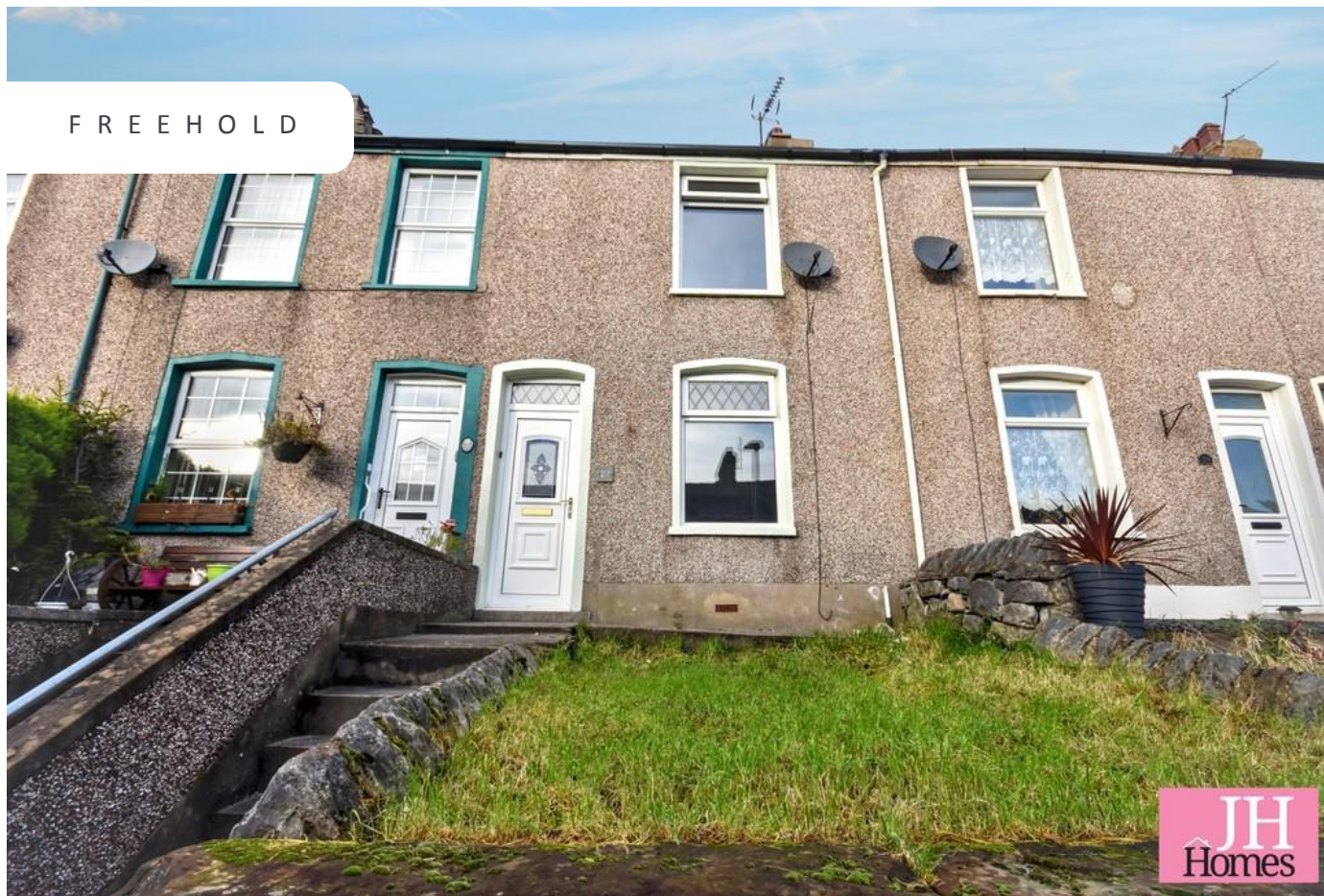


FREEHOLD



27 LANCASTER STREET,
DALTON-IN-FURNESS,
LA15 8SD

£125,000

FEATURES

- | | |
|-------------------------------------|----------------------------------|
| Traditional Style Terrace Cottage | Garage To Rear |
| Popular Street in Elevated Position | Lounge & Dining Room |
| Lawned Garden To Front | Fitted Kitchen & Bathroom |
| Two Double Bedrooms | Suitable For A Variety Of Buyers |
| Gas CH System. Mostly uPVC DG | No Chain Involved |



Traditional elevated mid terrace cottage offering good sized living accommodation including garage and front garden, complimented by some uPVC double glazing and Gas Central Heating System in a popular location in the heart of Dalton in Furness. Comprising of entrance hall, lounge, dining room, kitchen, and to the first floor two bedrooms and bathroom. Externally there is a yard to the rear with an outbuilding and access to the garage and rear service lane. Early inspection comes highly recommended to this realistically priced property offered chain free. Conveniently located within proximity to local amenities and to the town which would appeal to a wide range of purchasers.

Accessed through PVC door into:

ENTRANCE HALLWAY

Entrance door, stairs to first floor and door to dining room.

LOUNGE

11' 5" x 9' 10" (3.48m x 3m)
Original style fire place with tiled plinth, radiator and uPVC double glazed window to front. Open to:

DINING ROOM

11' 10" x 13' 1" (3.61m x 3.99m)
Glazed window to rear, understairs area and radiator. Door to:

KITCHEN

8' 2" x 6' 10" (2.49m x 2.08m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel with drainer, mixer tap and splash back tiling. UPVC double glazed window to side and recess tiling. Electric oven, gas hob, extractor hood and external door to rear yard area.

FIRST FLOOR LANDING

Access to all upper rooms.

BEDROOM

11' 6" x 13' 0" (3.51m x 3.96m)
Radiator and uPVC double glazed window to front.

BEDROOM

11' 10" x 7' 8" (3.61m x 2.34m)
Glazed window to rear and radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower above. Cupboard housing combination boiler for heating and hot water systems and uPVC double glazed window to side.



EXTERIOR

Gated access to pathway and steps leading to front entrance door. Lawned garden and enclosed rear yard with access to rear service lane and garage.

GARAGE

18' 8" x 7' 5" (5.69m x 2.26m)

Up 'n' Over door, plumbing for washing machine and light and power points.



Ground Floor
Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 sq. feet)

Call us on
01229 445004

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

When entering Dalton from Ulverston, at the roundabout take the first exit, continue down along Ulverston Road and through Tudor Square. Turn right into Cleator Street, continue over Chapel Street crossroads into High Cleator Street and turn right into Lancaster Street.

The property can be found by using the following "What Three Words"

<https://w3w.co/fear.templates.motive>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 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.

