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## 19 Garden Terrace

Dalton-In-Furness, LA15 8PH

Offers In The Region Of £225,000



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*Welcome to this delightful mid-terrace house offering a perfect blend of character and modern living. Built around 1913, the property boasts a rich history and provides ample space for comfortable family life. With a modern kitchen, a front drive and a rear patioed garden. The property boasts sought after features in the Dalton area. No onward chain!*

This impressive terraced property offers an expansive and versatile layout arranged over three floors making it perfectly suited for modern family living.

The property presents offroad parking to the front for convenience. The ground floor is entered via a welcoming hallway that leads into a bright, front-facing lounge featuring a deep bay window. This space flows effortlessly into a generous formal dining room, which includes a convenient built-in storage cupboard. To the rear, the well-appointed kitchen offers ample workspace and leads through to a practical rear hallway, complete with a ground-floor toilet and a dedicated utility room. A rear door provides easy access to the external yard.

On the first floor, a central landing connects two well-proportioned double bedrooms. The larger bedroom spans the full width of the front of the property, while the second bedroom offers a quiet outlook to the rear. Serving this floor is a spacious family bathroom, featuring a full suite including a bath, separate shower, washbasin, and toilet.

The loft space has been utilized to provide further accommodation, reached via a fixed staircase. This level hosts a substantial third bedroom, perfect as a primary suite or a generous hobby room, and includes a large integrated storage space to keep the living space organized and clutter-free.

### Kitchen

8'3" x 10'11" (2.54 x 3.33)

### Lounge

11'4" x 12'2" (3.47 x 3.72)

### Dining Room

11'4" x 12'7" (3.47 x 3.84)

### Utility Room

9'10" x 8'5" (3.01 x 2.57)

### Downstairs WC

5'2" x 4'5" (1.58 x 1.37)

### Bedroom One

15'2" x 12'3" (4.64 x 3.74)

### Bedroom Two

9'0" x 12'7" (2.76 x 3.86)

### Bedroom Three

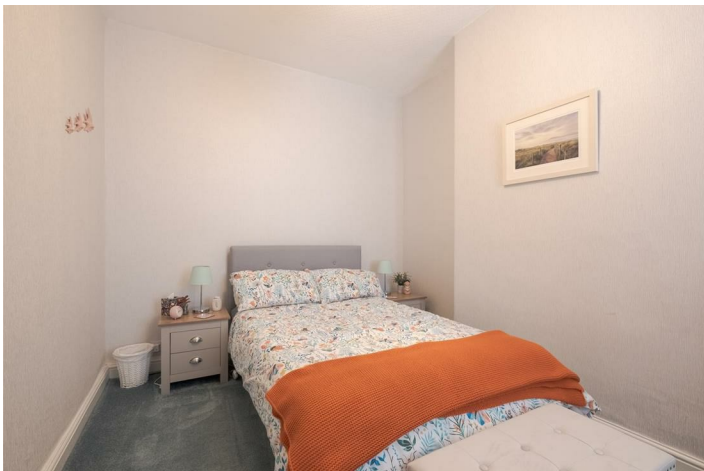
14'0" x 12'2" (4.27 x 3.71)

### Bathroom

8'5" x 11'5" (2.57 x 3.48)



- Sought After Location
- Good Transport Links
- Rear Patioed Garden
- Gas Central Heating
  - EPC -
- Close to Local Amenities
  - Off Road Parking
  - Council Tax Band - B
  - No Onward Chain



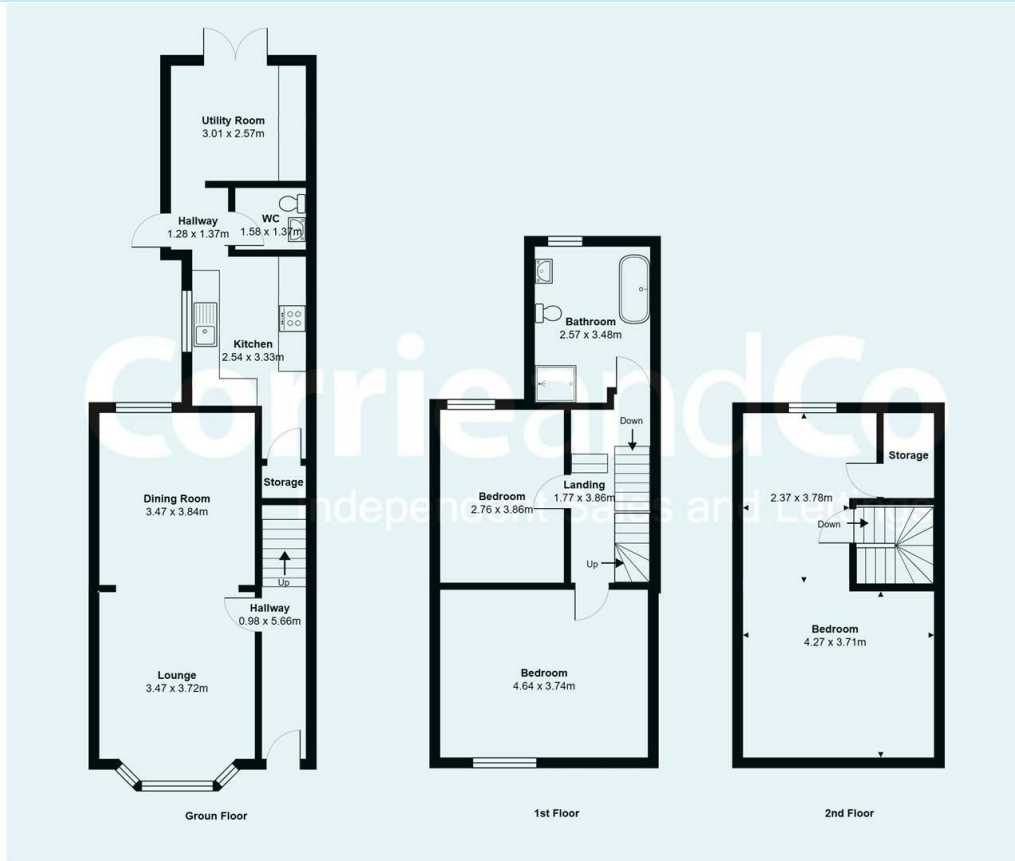
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

