



## 1 Old School House Wellington Street

Dalton-In-Furness, LA15 8AN

Offers In The Region Of £249,950



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*This newly modernised and tastefully decorated property is presented to a high standard throughout, offering stylish and comfortable accommodation ideal for a wide range of buyers. Situated in a popular location close to a variety of local amenities, the home combines contemporary living with everyday convenience. The property has been fitted with brand new roof, solar panels, boiler and has also had a full rewire.*

As you approach you are immediately greeted by an exterior that is brimming with traditional character and curb appeal. Stepping inside, the home balances this charm with modern finishes and practicality. The property features stunning handcrafted windows complimented with elegant oak detailing throughout such as oak bannisters and doors. The entrance hallway is finished with durable porcelain flooring, providing a stylish yet robust space perfect for kicking off muddy shoes and hanging wet coats after a long day. There is also roof storage which benefits the property.

From the hallway, you are led into the expansive lounge, fresh, plush carpets run underfoot, softening the space and creating a cosy atmosphere that feels instantly warm. The lounge flows seamlessly into the kitchen, where the flooring transitions to sleek lvt flooring to mark the change in function while maintaining an open, airy feel.

The kitchen is truly the social heart of the home. Centred around a generous breakfast island, it is the ideal setting for casual dining or gathering with friends. The layout is intuitively designed with the workspace wrapping around the outer perimeter, ensuring that cooking is a breeze and never isolates you from the conversation. Visually, the area is a master stroke of modern design, featuring slick grey cabinets paired with white marble-effect worktops. It also has a composite sink with a boiling water tap. Two large windows flood the space with natural light, while dynamic downlighting allows you to alter the ambience as the evening draws in. Completing the ground floor accommodation is a convenient downstairs toilet and a separate storage room, keeping the living areas clutter-free.

Moving to the upper level, the sense of comfort continues. The bedrooms are all generously sized and fully carpeted, offering soft, quiet sanctuaries away from the main living areas. The accommodation is served by a pristine family bathroom which echoes the sophisticated aesthetic of the kitchen below, utilizing the same white marble effects to create a clean, modern, and relaxing environment. It has been fitted with a four piece suite comprising of a WC, wall hung sink, bath and shower cubicle with rainfall attachment.

## Entrance Lobby

## Kitchen Living Area

39'8" x 14'3" min 18'6" max  
(12.10 x 4.36 min 5.64 max )

## Downstairs WC

4'9" x 3'4" (1.47 x 1.02 )

## Master Bedroom

12'9" x 14'8" (3.90 x 4.48 )

## Bedroom Two

12'11" x 9'6" (3.96 x 2.90)

## Bedroom Three

9'7" x 16'6" max 13'9" min (2.94 x 5.03 max 4.21 min )

## Bathroom

6'5" x 9'8" (1.96 x 2.96 )



- Ideal for a Range of Buyers
- Spacious Living Accommodation
  - Newly Refurbished
  - Double Glazing
- Convenient Location
- Close to Amenities
- No Onward Chain
- Gas Central Heating



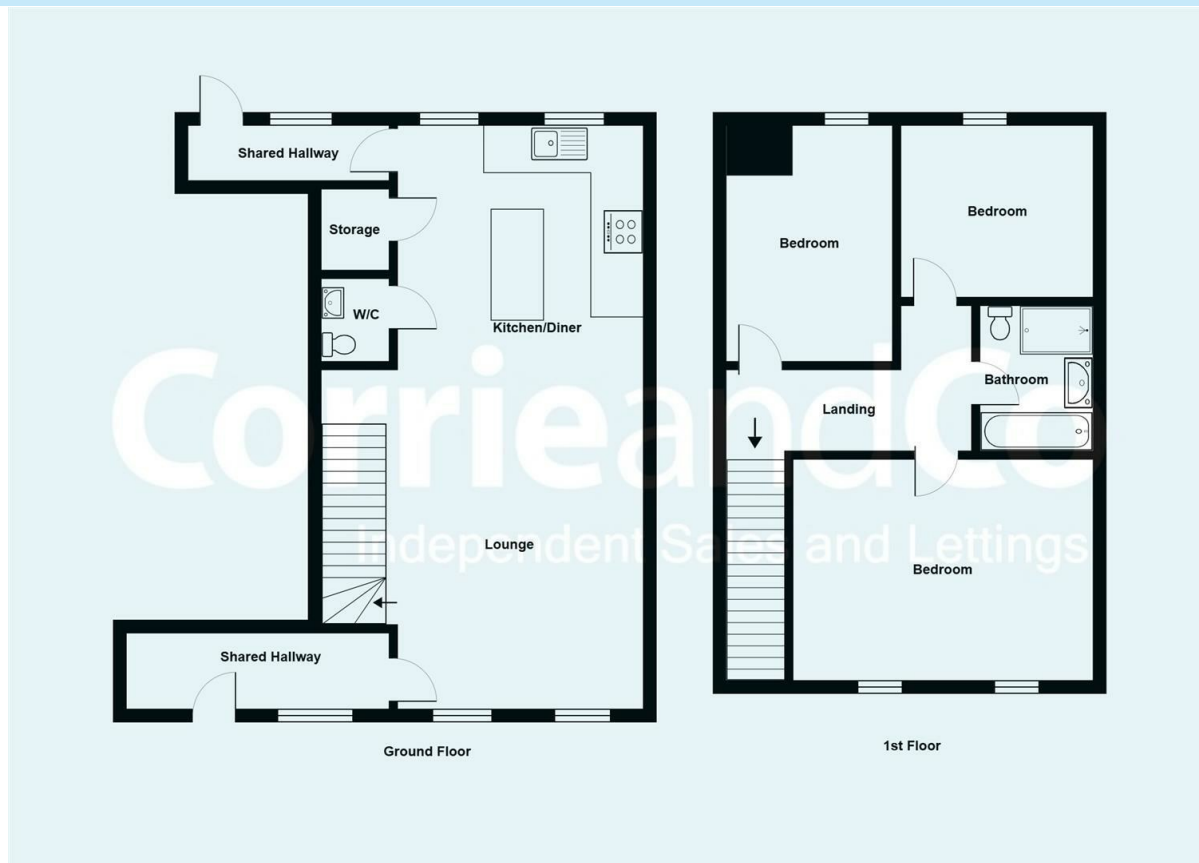
## Road Map



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		