

**Ground Floor**  
Approx. 48.4 sq. metres (520.7 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.3 sq. feet)



**Second Floor**  
Approx. 15.8 sq. metres (170.3 sq. feet)



Total area: approx. 98.8 sq. metres (1063.2 sq. feet)

**DIRECTIONS**

Proceeding from Ulverston along the A590 continue through Swarthmoor and then Lindal in Furness, at the roundabout keep left heading into Dalton-in-Furness with Crooklands Garden Centre on your left hand side. Drop down Crooklands Brow and take the third turning on the right into Prince Street. Proceed along Prince Street and the property can be found on the left towards the end of the road identified by our pink "For Sale" board.

The property can be found by using the following approximate What3Words reference <https://sued.overheat.hamster>

**GENERAL INFORMATION**

- TENURE: Freehold
- COUNCIL TAX: A
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, gas, water and electric.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**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.



JH Homes

£135,000



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86 Prince Street,  
Dalton-in-Furness, LA15 8ET

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional forecourt fronted mid terraced house situated in this pleasing location in the popular town of Dalton in Furness. Vacant possession, having no upper chain and offering a spacious home suited to a range of buyers, including the family purchaser. Comprising of entrance hall, lounge open to dining room, fitted kitchen, ground floor bathroom with two bedrooms to the first floor and further staircase to an attic room. Completed with gas central heating system, double glazing and is a great opportunity for general modernisation/refurbishment. In all, an excellent traditional home in a convenient and popular location for both the town centre and local schools with early viewing invited.



Accessed via a PVC door with pattern glass panes opening to:

#### ENTRANCE HALL

Radiator, high level meter cupboard, staircase to the first floor, door to dining room and open to lounge.

#### LOUNGE

11' 5" x 10' 11" (3.48m x 3.33m)

High ceiling, central, feature fireplace with inset living coal flame effect fire, brass style surround with alcoves to side with wall light points, electric light. UPVC double glazed bay window offering an aspect down Napier Street and open to:

#### DINING ROOM

13' 3" x 10' 11" (4.04m x 3.33m)

UPVC double glazed window to rear looking to the yard. Radiator, electric light and power. Connecting door to kitchen.

#### KITCHEN

12' 7" x 6' 10" (3.84m x 2.08m)

Fitted with a range of base, wall and drawer units with patterned wood edged work surfacing incorporating cream one and a half bowl sink and tiled up stands. Stoves gas hob, low level oven, recess and plumbing for washing machine, fridge and freezer. UPVC double glazed window looking to yard and door to rear lobby.

#### REAR PORCH

Further work surface, wall cupboard, PVC door to yard and connecting door to bathroom.

#### BATHROOM

6' 5" x 6' 10" (1.96m x 2.08m)

Fitted with a three piece suite comprising of bath with shower over, curved glass shower screen and mixer tap to side, WC and wall hung wash basin with mixer tap. Tiling to walls, panelling to ceiling, extractor fan, chrome ladder style towel radiator and uPVC double glazed window.



#### FIRST FLOOR LANDING

Turn at the three quarter landing with uPVC double glazed, tilt and turn pattern glass window, doubling as a fire escape window to the flat roof of the kitchen. Built in storage cupboard, doors to two bedrooms and staircase to loft room.

#### BEDROOM

13' 3" x 9' 5" (4.04m x 2.87m)

Double room to the rear of the property with uPVC double glazed window, built in cupboard housing boiler for the central heating system. Wood grain laminate flooring, electric light, power and radiator.

#### BEDROOM

8' 4" x 14' 11" (2.54m x 4.55m) widest points

Further double room situated to the front with two uPVC double glazed windows offering an aspect directly down Napier Street. Built in double wardrobe and door to useful under stair storage cupboard.

#### LOFT ROOM

10' 2" x 14' 11" (3.1m x 4.55m)

Two double glazed rooflights, exposed beams and access to eaves storage areas. Electric light and power.

#### EXTERIOR

Front forecourt garden area with quarry tiled path leading to the front door. Low retaining wall with railings and border area with shrubs and bushes.

To the rear is an enclosed yard with outside tap and door to service lane.

