



JH
Homes

£122,500



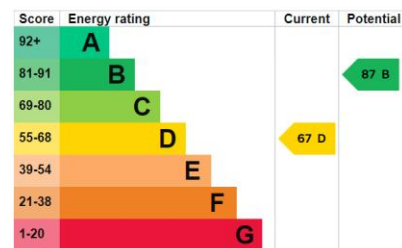
DIRECTIONS

Proceeding into Dalton down Crooklands Brow along Ulverston Road. Turn right into Prince Street and head towards the top of the road, then turn right by the garages into Napier Street where the property is located towards the end of the street on your right.

The property can be found by using the following "What Three Words" <https://what3words.com/rivals.challenge.dodges>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: All mains services including, gas, electric, water and drainage.



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.



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**34 Napier Street,
Dalton-in-Furness, LA15 8HR**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Situated in a popular location, this no chain, two bedroom ready to move into terrace house is ideal for a couple or first time buyer. Being sympathetically upgraded and developed to provide a stylish and modern contemporary property with quality fixtures and fittings. Benefitting from a gas fired central heating system, double glazing, modern fitted kitchen with integrated appliances, stylish three piece bathroom and neutral décor throughout. Comprising of through lounge/diner with Oak engineered flooring, fitted kitchen, quality and stylish three piece bathroom and two double bedrooms to the first floor. Complete with enclosed yard to rear with useful utility/store. Viewing essential to appreciate this lovely home.



Modern composite door with leaded and pattern glass upper panes opening into:

LOUNGE

13' 0" x 11' 3" (3.96m x 3.43m)

Oak engineered wood flooring, uPVC double glazed sash window to front with blind, alcove cupboard concealing meters and wall mounted position for TV etc. Modern column radiator, inset lights to ceiling and open access to dining room.

DINING ROOM

8' 11" x 8' 5" (2.72m x 2.57m)

Oak engineered flooring, modern column radiator and uPVC double glazed window to the rear looking to the yard area. Open access to the staircase and modern wooden internal doors to under stairs store and kitchen.

KITCHEN

9' 7" x 6' 3" (2.94m x 1.92m)

Fitted with a modern range of base, wall and drawer units with modern metallic handles, patterned work surface over incorporating white sink and drainer with mixer tap. Integrated electric hob with glass splash back, modern cooker hood over and electric oven under, plus built in dishwasher and fridge. Light grey wood grain effect, laminate flooring, uPVC double glazed window and half glazed door opening to the rear yard. Inset lights to ceiling, integrated smoke alarm and modern wooden door to bathroom.

BATHROOM

5' 8" x 6' 3" (1.73m x 1.91m)

Modern three piece suite in white comprising of wash hand basin with mixer tap inset to vanity unit with cupboard under and illuminated mirror above, panelled bath with glazed shower screen, mixer tap and shower with fixed rain head and flexi track spray and WC with push button flush. Modern grey panelling around the bath, light grey shaded laminate flooring, inset lights to ceiling, extractor fan, modern tall chrome ladder style towel radiator and uPVC double glazed window.



FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM

13' 2" x 11' 3" (4.02m x 3.45m)

Double room with uPVC double glazed window to front, radiator, ceiling light point and access to loft.

BEDROOM

9' 1" x 8' 4" (2.77m x 2.56m)

Further double room with inset lights to ceiling, radiator and ceiling light point. UPVC double glazed window to rear and door over stairs storage cupboard with shelving and housing the gas combi boiler for the central heating and hot water systems.

EXTERIOR

To the rear there is an enclosed yard with gate to rear service lane, outside tap and further door to utility room/store.

UTILITY ROOM/STORE

Plumbing for washing machine, electric light and power sockets.

