



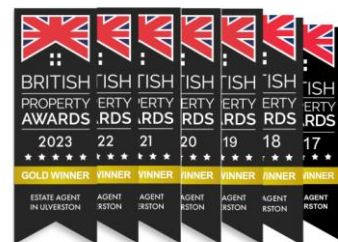
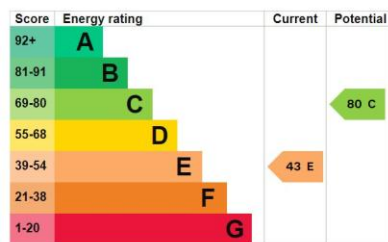
**DIRECTIONS**

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road, then right onto Chapel Street, as the road drops down the hill, Fair View is on the right before you reach the leisure centre. Proceed down Fair View and the property can be found on the right towards the end.

The property can also be found by using the following "What Three Words" [https://what3words ///native.boosted.eggplants](https://what3words:///native.boosted.eggplants)

**GENERAL INFORMATION**

TENURE: Leasehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, water and electric.



**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.



**£237,500**



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**GARAGE SPACE & PARKING**

**13 Fair View,  
 Dalton-in-Furness, LA15 8RZ**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
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Substantial traditional semi-detached house situated in this excellent location within the popular town of Dalton. The property in need of general modernisation whilst still offering superb potential to create a most comfortable family home in a sought-after residential position. Comprising of vestibule, hall, lounge, second reception room, dining room, kitchen to ground floor with three bedrooms and bathroom to the first floor and further staircase with an additional bedroom four currently used as a craft/storeroom plus a gas central heating system. Excellent advantage of driveway parking, space for garage and sizeable garden to front and rear which again offers superb landscaping potential and space for extension if required. Early viewing is both invited and recommended to appreciate this good home and superb potential it offers.



Accessed through a traditional front door to an entrance vestibule.

#### ENTRANCE VESTIBULE

Original tiled floor and traditional door with glazed upper pane opening into:

#### ENTRANCE HALL

Tiled floor, access to three ground floor reception rooms, radiator and stairs to upper floors. Built-in corner cupboard, original tiling to floor, coat hooks to wall, coving to ceiling and moulded feature arch.

#### LOUNGE

11'0" x 10'8" (3.35m x 3.25m) plus bay  
Bay window to front which is double glazed and offers a pleasant aspect over the mature front garden area. Central traditional fireplace with wooden surround and tiled inset and hearth. Traditional coving to ceiling, electric light, power, wood grain effect laminate style flooring and radiator.

#### SECOND RECEPTION ROOM/STUDY

13'5" x 8'11" (4.09m x 2.72m)  
Two windows, one double glazed to the side and a single glazed window to the rear, both offering aspects to the garden. Radiator, living flame gas fire recessed to chimney breast, coving to ceiling, electric light and power.

#### DINING ROOM

14'2" x 8'10" (4.32m x 2.71m)  
PVC door with double glazed inserts giving access to garden under two single glazed windows. Wood grain effect laminate style flooring, radiator and former fireplace recess with shelving. Door to hallway and steps to kitchen.

#### KITCHEN

11'11" x 9'7" (3.65m x 2.94m)  
well-proportioned kitchen fitted with an older range of base, wall and drawer units with grey pattern work surface over incorporating stainless steel sink unit with mixer tap. Gas point and space for range style cooker, plumbing for dishwasher and washing machine and space for freestanding fridge freezer. Area to the rear currently housing tumble dryer with additional shelving and low door giving access to a walk-in pantry style cupboard with further door to former WC. Single glazed window to side overlooking the side garden area.

#### FIRST FLOOR LANDING

Access to three bedrooms, family bathroom and stairs to second floor.

#### BEDROOM

10'11" x 12'2" (3.33m x 3.72m) plus alcove and wardrobe  
Double room with two double glazed windows to front offering an open aspect. Fitted bookshelves to alcoves, radiator and handmade wardrobe area with hanging rail and drawers providing ample storage. Coving to ceiling, electric light and power.



#### BEDROOM

11'8" x 8'11" (3.58m x 2.73m)  
Small double room, situated to the rear with wood framed sash window with fitted blind, built-in wardrobe to one wall with upper storage lockers, stripped wood floor and radiator.

#### BEDROOM

9'6" x 8'10" (2.92m x 2.70m)  
Situated to the rear with wooden single glazed window offering an aspect to the side garden, radiator, built in wardrobe and cupboard housing Worcester boiler for the central heating and hot water systems. Built-in corner desk and shelving unit and ceiling light point.

#### BATHROOM

4'11" x 5'11" (1.51m x 1.82m)  
Fitted with a modern three-piece suite in white comprising of bath with curved glazed shower screen, mixer tap shower fitment and shower over, pedestal wash hand basin and WC with push button flush. Full tiling to walls, mosaic tiled windowsill, uPVC double glazed pattern glass window, wall mounted chrome ladder style towel radiator and sliding door to landing.

#### SECOND FLOOR

##### BEDROOM/CRAFT/STORE ROOM

14'2" x 19'7" (4.32m x 5.97m) widest points  
Roof lights, exposed beams and timbers and radiator.

#### EXTERIOR

Sizeable garden to the front and side with pedestrian gate to pathway leading to the front door. Driveway to far side offering parking and access to timber garage in need of replacement.  
The front garden is screened from the road with mature hedge and is stocked with a variety of shrubs, bushes and planting. Gated access to the side leading to the side garden area which has been re-wilded by the owners and offers a natural garden space and a perfect host for a wide variety of wildlife and bird life. Concrete path to the side, patio area and access to a short flight of steps with door giving access to the rear service lane.

