



DIRECTIONS

Leaving Ulverston and proceeding towards Barrow, continue through Lindal in Furness and at the roundabout take the left into Dalton. Proceed past the garden centre and dropping down into the town on Ulverston Road. Take the third turning on your left onto Prince Street where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/splashes.interest.chugging>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



Estate Agency Act 1979

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Traditional forecourt fronted terraced home situated in this excellent position within the popular town of Dalton in Furness. Well presented by the current owner and offers versatile accommodation. Comprising of entrance hall, lounge, dining room, kitchen, utility, lower ground floor home office/bedroom and two good bedrooms and spacious bathroom to the first floor. Gas fired central heating system, uPVC double glazing and a pleasant sunny yard to the rear. Considered suitable for a range of buyers, including the first-time purchaser or family buyer and the stylish accommodation will be fully appreciated upon viewing.



Accessed through a PVC front door with pattern glass feature pane and window to side opening into:

ENTRANCE HALL

Light wood grain laminate flooring, traditional coving and modern column radiator. Coat hooks to wall and electric meters and circuit breaker control to high level. Stairs to first floor and half-glazed door to dining room.

DINING ROOM

11' 8" x 10' 7" (3.56m x 3.23m)
Wood grain laminate flooring, modern panel radiator with shelf above and feature wood panelling to one wall. UPVC double glazed window with blind to the rear, fitted alcove display cupboards to alcoves and sliding double doors to lounge and glazed door to kitchen.

LOUNGE

16' 7" x 10' 1" (5.05m x 3.07m)
Picture rail, coving and traditional style fireplace with white painted surround, cast style inset housing a living coal electric flame fire and polished granite style hearth. Alcove shelving to one side with lower storage cupboard, uPVC double glazed Bay window with blinds and lower panelled feature section and radiator.

KITCHEN

10' 2" x 6' 9" (3.1m x 2.06m)
Modern kitchen fitted with a range of base, wall and drawer units with woodblock work surface over incorporating anthra dte one and a half bowl sink and drainer with mixer tap. Integrated low level oven and electric hob with cooker hood over. Recess for fridge/freezer, uPVC double glazed window and white splashback tiling. PVC door with glazed inserts to rear yard and a curtain screen to the utility room. Door leading to the stairs down to lower ground floor.

UTILITY ROOM

6' 7" x 4' 3" (2.01m x 1.3m)
Base and wall cupboards with woodblock work surface over. Space and plumbing for washing machine under, uPVC double glazed window and shelf to one wall.

LOWER GROUND FLOOR

OFFICE/STUDY

11' 4" x 12' 8" (3.45m x 3.86m)
Inset lights to ceiling of the staircase and handrail to the side. UPVC double glazed window to front, inset lights to ceiling, radiator and built in desk unit.



FIRST FLOOR LANDING

Turn at the three quarter landing with access to bathroom. The main landing area has inset lights to ceiling, loft access and two bedrooms.

BATHROOM

9' 11" x 6' 6" (3.02m x 1.98m)
Fitted with a modern three piece suite in white, comprising of bath with shower over with flexi track spray, fixed rain head and glazed screen, WC with push button flush and wall hung wash hand basin in vanity unit with two drawers under and mirror fronted bathroom cabinet over. Stone effect tiling to splashbacks around the bath area and sink, uPVC double glazed window with tiled sill, chrome ladder style towel radiator and tile effect vinyl flooring. Inset lights to the ceiling and extractor fan.

BEDROOM

12' 9" x 13' 10" (3.89m x 4.22m)
Double room situated to the front of the property with two uPVC double glazed windows to front, wood grain laminate flooring, radiator behind the decorative cover and electric light.

BEDROOM

11' 8" x 7' 11" (3.56m x 2.41m)
Radiator, uPVC double glazed tilt and turn window and built-in storage cupboard housing the Worcester boiler for the central heating and hot water systems and shelved storage space to the alcove.

EXTERIOR

The front forecourt has an open gateway with low retaining wall which opens to a path leading to the front door.
To the rear is the advantage of a yard area that is well presented and sheltered, with Sandstone flagged flooring, wood panelling to one wall and the useful wooden storage shed. Gate giving access to the rear service lane.

