

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street where the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/buying.bearings.reapply>

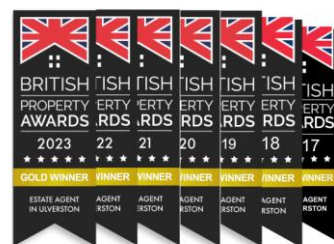
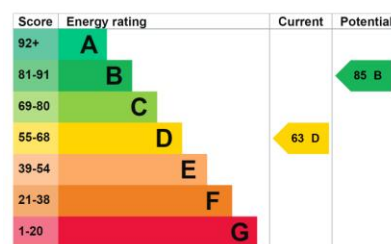
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



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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For more information call **01229 445004**

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

Traditional forecourted mid terraced house situated in this popular location offering convenient access to the town centre and other amenities including Leisure Centre and Dowdales secondary School as well as the nearby Chapel Street Infants and Nursery School and George Romney Junior School. Well updated by the current owner with traditional style features maintained giving an appeal to a variety of buyers including the young family purchaser. Comprising of entrance vestibule, hallway, lounge, dining room, kitchen with access to a cellar and two double bedrooms plus family bathroom to the first floor. Pleasant enclosed rear yard with timber decking and astroturf, gas fired central heating system, uPVC double glazing and pleasant, modern standard of presentation. Considered suitable to a range of buyers including the first-time buyer with viewing recommended and invited.



Accessed through a PVC door with glazed insert into:

ENTRANCE VESTIBULE

Frosted glazed door to:

HALL

Doors to lounge, dining room and stairs to first floor.

LOUNGE

15' 1" x 10' 1" (4.6m x 3.07m)
UPVC double glazed bay window to front, wall mounted electric fire and radiator.

DINING ROOM

12' 1" x 10' 5" (3.68m x 3.18m)
Radiator and uPVC double glazed window to rear. Door to:

KITCHEN

10' 8" x 6' 5" (3.25m x 1.96m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, chrome effect handles and recess tiling. Integrated electric oven, four ring gas hob with cooker hood over, space and plumbing for washing machine and space for fridge. Wall mounted combination boiler for the hot water and heating system, uPVC double glazed window to rear and door to yard. Door and steps down to:

CELLAR

7' 10" x 13' 5" (2.39m x 4.09m)
Storage cupboard, light and power.

FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.



BEDROOM

12' 5" x 13' 11" (3.78m x 4.24m)
Double room with two uPVC double glazed windows to front and radiator.

BEDROOM

12' 1" x 8' 0" (3.68m x 2.44m)
Further smaller double with radiator and uPVC double glazed window to rear.

BATHROOM

10' 6" x 6' 6" (3.2m x 1.98m)
Modern four piece suite in white comprising of WC, wash hand basin, shower cubicle and bath. Tiling to walls, radiator and uPVC frosted glazed window to side.

EXTERIOR

Walled forecourt to front giving access to front door. Enclosed rear yard with timber decking and astro turf and access to the rear service road.

