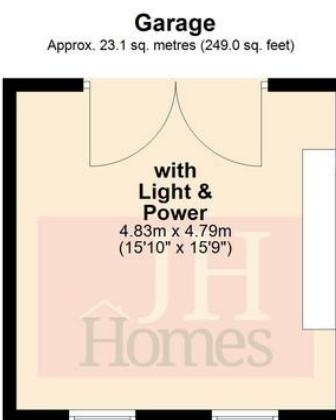
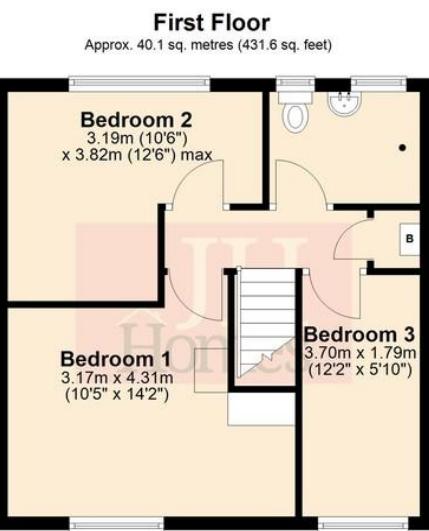
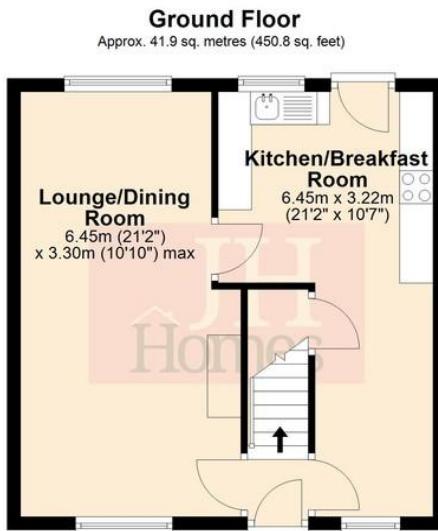


# £160,000



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

#### DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Lord Street.

The property can be found by using the following "What Three Words": <https://w3w.co/skewing.shift.canny>

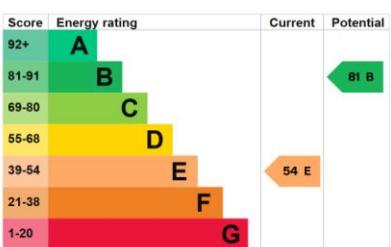
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



1



3



1



GARAGE &  
PARKING

31 Lord Street, Dalton-in-Furness,  
LA15 8HE

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

Family sized mid terraced house situated in this popular location with off-road parking, gardens and detached double garage to rear. 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. Having had a number of upgrades by the current owner and would be suited to a variety of buyers including young family. Comprising of entrance vestibule, lounge/dining room, kitchen/breakfast room with access to rear garden to the ground floor with three bedrooms and a wet room to the first floor. Off-road parking and low maintenance garden to front, pleasant enclosed rear garden with timber decking and lawn, with steps up to rear service lane which in turn gives access to the double garage. Gas fired central heating system, uPVC double glazing and presented to a high standard.



Accessed through a door into:

#### VESTIBULE

Door to kitchen/breakfast room and door to:

#### LOUNGE/DINING ROOM

21' 2" x 10' 10" (6.45m x 3.3m) to widest point

Dual aspect uPVC double glazed windows to front and rear with radiator. Door to:

#### KITCHEN/BREAKFAST ROOM

21' 2" x 10' 7" (6.45m x 3.23m) to widest point

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with mixer tap and splash back tiling. Dual aspect uPVC double glazed windows to the front and rear, electric oven and 4-ring electric hob. Plumbing for washing machine, space for fridge, radiator and under stairs cupboard. Door to rear garden.

#### FIRST FLOOR LANDING

Gives access to bedrooms and wet room. Storage cupboard housing combination boiler.

#### BEDROOM

10' 5" x 14' 2" (3.18m x 4.32m)

Radiator and uPVC double glazed window to front.

#### BEDROOM

10' 6" x 12' 6" (3.2m x 3.81m) to widest point

UPVC double glazed window to the rear and radiator.



#### BEDROOM

12' 2" x 5' 10" (3.71m x 1.78m)

Radiator and uPVC double glazed window to front.

#### WET ROOM

Modern two piece suite in white comprising of WC and wash hand basin, draining floor and tiling. Two uPVC double glazed window to the rear and radiator.

#### EXTERIOR

Driveway for off-road parking and low maintenance garden gives access to front door. Enclosed, split level rear garden with lawn and timber decking areas. Wooden latch gate to rear service road.



#### GARAGE

15' 10" x 15' 9" (4.83m x 4.8m)

Double doors for vehicle access. Light and power points with three windows.

