



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)

DIRECTIONS

Proceeding into Dalton from the Crooklands Garden Centre roundabout continue into the centre of the town along Ulverston road and turn right into Tudor Square then proceed up Broughton Road. Take the second Right into Ainslie Street and bear left and the property is on your left. The property can be found by using the following "What Three Words" <https://what3words.com/wound.struggle.migrate>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX BAND: B
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.



£165,000



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2

2

GARAGE

Near Beck, Ainslie Street,
Dalton-in-Furness, LA15 8FE
For more information call **01229 445004**
2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Individual detached stone faced property in a excellent and convenient location within the heart of Dalton-In-Furness. This stylish and well-presented property offers comfortable accommodation that would be suited to a range of buyers including the single occupier or couple and offers an ideal lock up and leave opportunity. Offering garage with utility area, hall, shower room and bedroom to the ground floor with a spacious lounge/diner, fitted kitchen and further double bedroom with door to a four-piece bathroom. Complete with gas central heating system, uPVC double glazing and pleasant yard area gated to the side of the property. This individual property will be appreciated upon internal inspection with early appointments available through the office of JH homes.



Accessed from the side through a PVC door with glazed inserts into:

ENTRANCE HALL

Doors to ground floor bedroom and shower room. Stairs to first floor.

SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m)
Fitted with a three piece suite comprising of pedestal wash hand basin, WC and shower cubicle. Chrome ladder style towel radiator, fitted mirror above sink, inset light to ceiling and extractor fan to wall. UPVC double glazed tilt and turn window.

BEDROOM

13' 7" x 9' 7" (4.14m x 2.92m)
Ducted extraction, inset lights to ceiling, radiator and power sockets. Open access to under stairs area offering useful storage facility.

FIRST FLOOR LANDING

Inset LED lights to stairs and stainless metallic handrail. Landing with wood grain effect aminate flooring, radiator, inset lights and access to loft. Internal doors to bedroom, lounge and open doorway to kitchen.

LOUNGE/DINER

18' 9" x 10' 8" (5.72m x 3.25m)
Two uPVC double glazed windows to front with tilt and turn panes with fitted blinds, two radiators and inset lights to ceiling.

KITCHEN

8' 3" x 7' 1" (2.54m x 2.17m)
Fitted with a modern range of base, wall and drawer units with granite effect work top over incorporating one and a half bowl sink and drainer with mixer tap and tiled up stands. Integrated AEG electric oven and gas hob with cooker hood over and built in microwave. Space for fridge freezer, inset lights to ceiling and extractor. UPVC double glazed, tilt and turn windows to side with fitted blind.



BEDROOM

10' 11" x 10' 9" (3.33m x 3.30m)
Ducted extraction, inset lights to ceiling and TV bracket to wall. Radiator, power sockets and free standing modern wardrobe with sliding doors. Connecting door to:

ENSUITE

14' 2" x 4' 6" (4.32m x 1.38m)
Fitted with a three piece suite comprising of shower cubicle with thermostatic shower, WC with push button cistern, wall hung feature wash hand basin with mirror above and stepped access to a whirlpool bath with side mounted taps. Tiling to floor, inset lights to ceiling, extractor and chrome towel radiator. UPVC double glazed tilt and turn opening window to side.

GARAGE

27' 5" x 10' 9" (8.36m x 3.30m)
Roller door and personal door to side, electric light and power as well as water tap. To the rear of the room is a utility cupboard with plumbing and space for a washing machine, an area of work surface and wall mounted is the Worcester gas boiler for the central heating and hot water systems.

