



DIRECTIONS

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

The property can be found by using the following "What Three Words" <https://w3w.co/dispenser.often.worm>

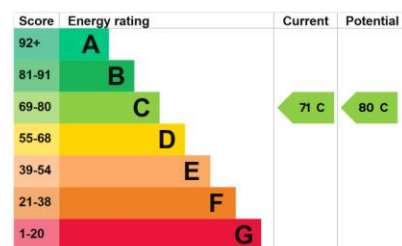
GENERAL INFORMATION

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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19 Prince Street,
Dalton-in-Furness, LA15 8EX

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Traditional forecourt 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 maintained by the current owner with traditional style features which will appeal to a variety of buyers including first time buyers. Comprising of entrance vestibule, hall, lounge, dining room and kitchen to the ground floor with two bedrooms, study and bathroom to the first floor. Pleasant enclosed rear yard, gas fired central heating system, uPVC double glazing and pleasant standard of presentation. Considered suitable to a range of buyers with viewing recommended.



Entered through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALLWAY

Radiator, wood style laminate flooring and cornicing to ceiling. Door to lounge, dining room and stairs to first floor.

DINING ROOM

10' 10" x 10' 6" (3.3m x 3.2m)
Coal effect living flame gas fire with marble back and plinth and pine-stained Adam's style surround, two alcove cupboards, cornicing to ceiling, radiator and uPVC double glazed bay window to front.

LOUNGE

13' 10" x 11' 1" (4.22m x 3.38m)
Coal effect living flame gas fire with marble back and plinth and pine-stained Adam's style surround, wood style laminate flooring, radiator and uPVC double glazed window to rear.
Door to:

REAR VESTIBULE

Understairs storage and open doorway to:

KITCHEN

10' 4" x 8' 10" (3.15m x 2.69m)
Fitted with a good range of base, wall and drawer units with wood grain effect work top over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, chrome handle and modern recess tiling. Space and point for gas cooker point and space and plumbing for dishwasher. UPVC double glazed window to side and PVC double glazed external door to rear yard.

FIRST FLOOR LANDING

Storage cupboard and access to all upper rooms.

BEDROOM

10' 6" x 14' 3" (3.2m x 4.34m)
Double room with uPVC double glazed window to front and radiator.



STUDY/BOX ROOM

8' 10" x 7' 10" (2.69m x 2.39m)
Borrowed light window from bathroom and radiator.

BATHROOM

5' 9" x 8' 9" (1.75m x 2.67m)
Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling to walls and floor, radiator and uPVC double glazed window to the rear.

BEDROOM

10' 5" x 8' 1" (3.18m x 2.46m)
Further double room with radiator and uPVC double glazed window to side.

EXTERIOR

Pleasant enclosed, flagged yard with wooden latch gate to rear service lane and door to:

OUTBUILDING/UTILITY AREA

9' 1" x 6' 0" (2.77m x 1.85m)
UPVC double glazed window to rear, space and plumbing for washing machine, space for chest freezer, light and power.

