

FREEHOLD



# 92 QUEEN STREET, DALTON-IN-FURNESS, LA15 8EH

## £130,000

### FEATURES

Well Presented End of Terrace

Realistic Asking Price

Popular Location Close To Town Centre

Gas CH System & uPVC DG

Lounge & Dining Room With Wood Burner

Modern Kitchen & Bathroom

Two Bedrooms & Room in Roof

Yard With Access To Ainslie Street

Suitable For A Variety Of Buyers

Early Inspection Advised

**JH**  
Homes



1



3



2



On Road  
Parking

**JH**  
Homes

This attractive and well-presented three-storey end-terrace property offers spacious accommodation arranged over three floors and is enhanced by contemporary décor throughout. Features include a charming wood-burning stove, uPVC double glazing, gas central heating system, a fitted kitchen, and a luxurious modern bathroom. The accommodation comprises of two generously sized reception rooms, a fitted kitchen, and a modern family bathroom to the ground floor. To the first floor are two well-proportioned bedrooms, with a further staircase leading from the landing to a versatile loft room located within the roof space. Externally, the property benefits from an enclosed flagged rear yard with convenient side access. Offered at a realistic price, this home is expected to appeal to a wide range of purchasers, including first-time buyers, families, and investors alike. Early viewing is highly recommended to fully appreciate the accommodation and excellent presentation on offer. Conveniently situated within easy reach of local amenities and the town centre, this property combines comfortable modern living with a highly accessible location.

Accessed through a PVC door into:

#### **LOUNGE**

*10' 0" x 12' 0" (3.05m x 3.66m)*

Feature electric fire set on marble effect plinth, uPVC double glazed window to the front, wood laminate flooring and a radiator.

#### **MID VESTIBULE**

Stairs to first floor and door to:

#### **DINING ROOM**

*11' 6" x 12' 2" (3.51m x 3.71m)*

Multifuel stove/closed room heater set on slate plinth with wooden mantle, wood laminate flooring, uPVC double glazed window to the rear and understairs storage. Open doorway to:

#### **KITCHEN**

*10' 4" x 6' 0" (3.15m x 1.83m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the side, gas hob, electric oven, extractor fan and external door to rear yard. Door to:

#### **BATHROOM**

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above. Extractor fan, radiator and uPVC frosted glazed window to the side.

#### **FIRST FLOOR LANDING**

Doors to two bedrooms and stairs to second floor.

## BEDROOM

10' 2" x 12' 1" (3.1m x 3.68m)

UPVC double glazed window to the front, contemporary décor and radiator.

## BEDROOM

8' 4" x 12' 2" (2.54m x 3.71m)

Radiator and uPVC double glazed window to the rear.

## ROOM IN ROOF

15' 0" x 12' 0" (4.57m x 3.66m)

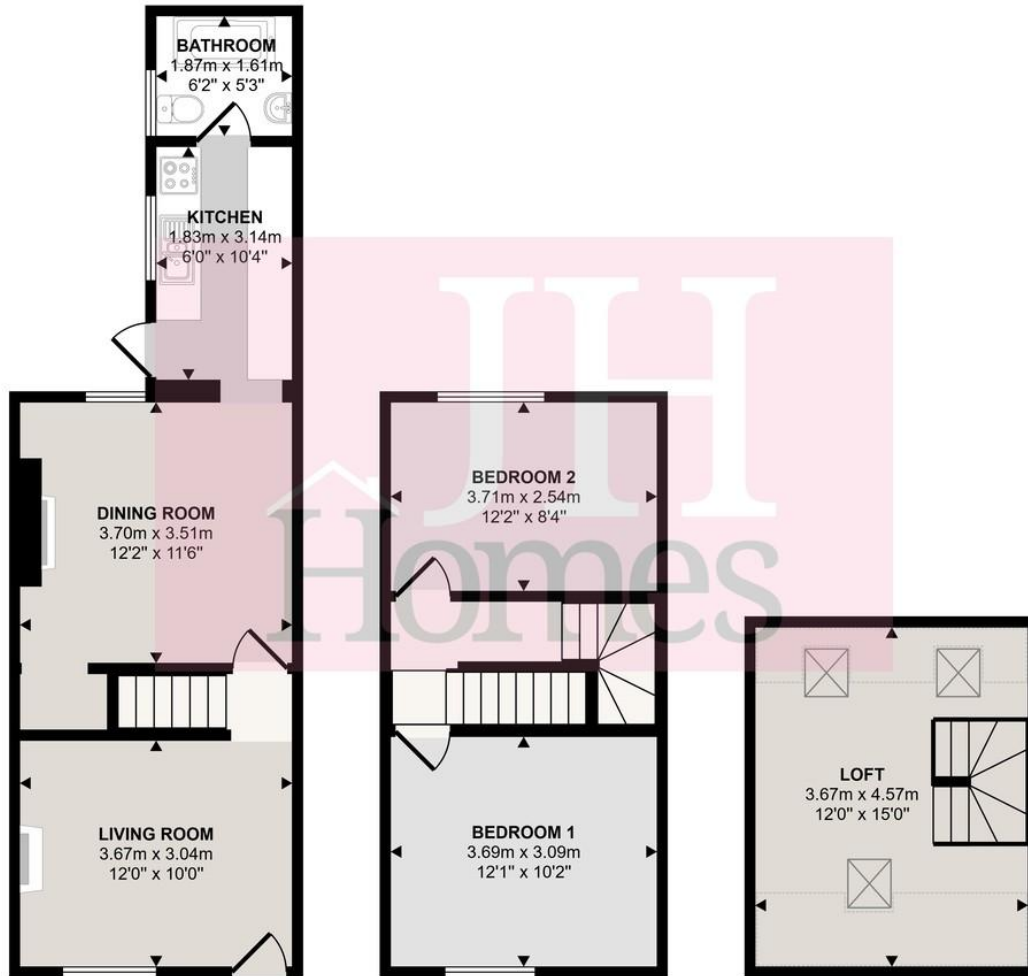
Three roof windows, eaves storage and a radiator.

## EXTERIOR

Enclosed courtyard with gated access to Ainslie Street.



Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft

First Floor  
Approx 28 sq m / 303 sq ft

Second Floor  
Approx 17 sq m / 181 sq ft

Call us on  
**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

Proceed into Dalton-In-Furness down Crooklands Brow from Ulverston, into Ulverston Road and turn right into Queen Street.

The property can be found by using the following "What Three Words":

<https://w3w.co/crowns.suffer.resembles>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

