

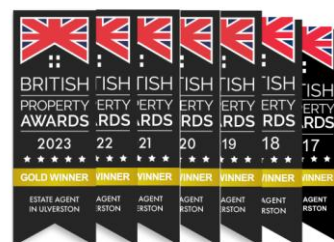
**DIRECTIONS**

Proceeding into Dalton-in-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road then right onto Chapel Street as the road drops down the hill. Fair View is on the right before you reach the leisure centre. Proceed down Fair View and the property can be found on the right towards the end.

It can also be found by using the following "What Three Words" <https://w3w.co/kick.giraffes.economics>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: D  
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 2 GARAGE & PARKING

14 Fair View, Dalton-in-Furness,  
LA15 8RZ

For more information call **01229 445004**

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A rare and exciting opportunity to purchase a substantial traditional semi-detached three-story townhouse situated in this excellent and popular location in Dalton-In-Furness. Situated close to the town centre as well as leisure centre pool and schools. The property benefits from a substantial plot with garden areas to front and side, and further advantage of a detached double garage to rear. Offered vacant having no upper chain and comprises of hall, lounge, diner, sunroom, kitchen, home office and ground floor WC. To the first floor two double bedrooms, modern bathroom and separate WC. To the top floor master bedroom with en-suite, offering some lovely views to front complimented with attractive gardens. Gas central heating system, double glazing and a good standard of vacant presentation, considered suitable for a range of buyers including the family purchaser. Early viewing is invited and recommended with appointments available through the office of JH Homes.



Accessed from path leading to modern composite front door with PVC double glazed inserts opening to:

#### VESTIBULE

Dado rails and one step to pine half glazed traditional striped wood door to:

#### HALL

Borrowed light window to lounge, with stairs to first floor having white painted handrail, newel post and spindles and woodgrain laminate style flooring to rear. Radiator with decorative cover and an open under stairs area with coat hooks to wall. Traditional striped pine doors to lounge, diner and kitchen.

#### LOUNGE

13' 7" x 10' 7" (4.14m x 3.23m)

Double-glazed bay window to front and double radiator beneath. Central fireplace with painted fire surround, inset and hearth with living flame fire. Traditional coving and picture rail with open access to:

#### DINER

13' 6" x 8' 8" (4.11m x 2.64m)

Versatile area for additional living or dining purposes with uPVC double glazed window to rear, double radiator and ceiling/wall light points. Traditional coving to ceiling and picture rail with PVC glazed door opening to:

#### SUN ROOM

15' 1" x 12' 6" (4.6m x 3.81m)

Extended to side of house offering a spacious room with uPVC double glazed windows and set of French doors opening to garden area. Gas wall heater, woodgrain laminate flooring, electric light and power points with a light and fan combination to ceiling. Modern insulated roof with two glazed roof panels enhancing natural light.

#### KITCHEN

14' 5" x 9' 0" (4.39m x 2.74m)

Fitted with a range of base, wall and drawer units with granite effect gloss worktop over incorporating single drainer sink with mixer tap and splash back tiling. Recess and plumbing for washing machine, integrated slimline dishwasher, double oven, gas hob with cooker hood above and fridge/freezer. PVC double glazed door giving access to side garden, breakfast bar area and a traditional door giving access to adjacent office.

Initial entry area with three steps leading to:

#### OFFICE

14' 0" x 9' 11" (4.27m x 3.02m)

Radiator, two uPVC double glazed windows, meter cupboard, open doorway to useful storage cupboard and door to:

#### WC

Two-piece suite comprising of corner wash hand basin, WC with pushbutton flush and uPVC double window with pattern glass pane.

#### FIRST FLOOR LANDING

Painted newel post handrail and spindles, radiator and doors to:

#### BEDROOM

10' 10" x 14' 5" (3.3m x 4.39m)

Two radiators, coving to ceiling and two uPVC double glazed windows with tilt and turn openings.

#### BEDROOM

13' 11" x 8' 9" (4.24m x 2.67m)

UPVC double tilt and turn opening window, coving to ceiling, dado rail and central heating radiator.



#### BATHROOM

Three-piece suite in white comprising of corner bath with mixer tap, pedestal wash hand basin and glazed shower cubicle with thermostatic shower. Tiling to splashbacks/walls and lower door cupboards housing the gas combi boiler for hot water and central heating system with airing space to side. UPVC double glazed window with fitted blind and pattern glass pane to side with inset lights to ceiling, access point to loft with drop-down ladder and combination radiator/towel rail.

#### WC

Traditional style suite comprising of toilet, pedestal wash hand basin and combination towel rail/radiator. Tiling to walls, wood grain effect laminate flooring and PVC double glazed pattern glass window with inset lights to ceiling.

#### SECOND FLOOR LANDING

Traditional painted handrail, newel post and spindles. Curtained storage area and low door access to excellent loft area at the ¾ landing. Stairs to top floor and door opening to:

#### BEDROOM

25' 3" x 13' 11" (7.7m x 4.24m)

UPVC double glazed traditional dormer window to front that offers fantastic views over the rooftops of Dalton and surrounding countryside. Half wood paneling to walls and painted paneling to ceiling alongside painted beams. Comprehensive range of bedroom furniture comprising of wardrobes, drawers, bedding box and dresser drawer unit all included in sale. Velux double glazed roof light over stairwell and door to:

#### ENSUITE

Three piece suite in white comprising of panel bath with mixer tap shower attachment, shower rail, WC with push button flush and pedestal wash hand basin. Velux double glazed roof light in white, attractive splashback tiling and wood paneling, central heating radiator and towel rail.

#### EXTERIOR

Accessed by a pedestrian gateway with path leading to front door and stone wall to front. Lower garden area is laid to lawn with mature trees shrubs and bushes, including pear/apple tree and large Magnolia. Wall and path giving access to well presented and stocked middle garden with lawn, seating area and access to conservatory, offering privacy and sunlight perfect for alfresco eating and entertaining. Paths lead round to kitchen door and steps/door to rear service lane. A further set of steps access a raised patio area and garage. The lovely mature gardens are a superb compliment to this lovely family home which is highly recommended for viewing.

#### GARAGE

20' 5" x 17' 9" (6.22m x 5.41m)

Up and over door, uPVC double glazed windows, storage units and electric light and power points.

