



# 16 PRINCE STREET, DALTON-IN-FURNESS, CUMBRIA, LA15 8EX

## £160,000

### FEATURES

Traditional Style 3-Storey  
Fore courted Terrace

Ideal Family Home

Gas CH System & uPVC DG

Hallway & Lounge With Wood  
Burner

Dining Room, Kitchen &  
Bathroom

Three Bedrooms

Room In Roof/Attic Room

Yard To Rear

Close To Schools &  
Amenities

Early Inspection Advised



On Road  
Parking



This traditional forecourted three-storey mid-terrace property is ideally situated in a popular residential location, offering convenient access to the town centre and a range of local amenities. These include a leisure centre and well-regarded schools such as Dowdales Secondary School, Chapel Street Infants and Nursery School, and George Romney Junior School. The property has been well maintained and thoughtfully updated by the current owner, including the installation of a new gas central heating system, while retaining attractive traditional features that enhance its character and appeal. The accommodation briefly comprises of an entrance hallway, a comfortable lounge featuring a dual-fuel stove, and a separate dining room, both finished with wood laminate flooring and tasteful décor. There is also a fitted kitchen and a ground floor bathroom. To the first floor, are three well - proportioned bedrooms, along with access from the landing to a versatile attic room, suitable for a variety of uses such as a home office, hobby space, or additional storage. Externally, the property benefits from a pleasant enclosed rear yard with access to a rear service lane. Additional features include uPVC double glazing and a modern standard of presentation throughout. The property would suit a range of buyers, including first-time purchasers and families, with early viewing highly recommended.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Door to dining room and stairs to the first floor.

#### **LOUNGE**

*12' 3" x 11' 0" (3.73m x 3.35m)*

UPVC double glazed bay window to the front, closed room heater, modern decoration and a radiator. Sliding double doors to:

#### **DINING ROOM**

*12' 2" x 11' 0" (3.71m x 3.35m)*

Wall mounted combination boiler for the heating and hot water systems, uPVC double glazed window to the rear and radiator. Door to:

#### **MID VESTIBULE**

Understairs storage and open doorway to:

#### **KITCHEN**

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Four-ring gas hob, electric oven, plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the side and open doorway to:

#### **REAR VESTIBULE**

External door to rear yard and door to:

#### **BATHROOM**

Modern three-piece suit comprising of WC, wash hand vanity basin and P-Shaped bath with mixer tap shower above, plus uPVC double glazed window to the side.

#### **FIRST FLOOR LANDING**

Access to three bedrooms, uPVC double glazed window to the front and stairs to the room in roof/attic room.

#### **BEDROOM**

*12' 0" x 9' 5" (3.66m x 2.87m)*

Radiator and uPVC double glazed window to the front.

## BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m)

UPVC double glazed window to the rear and radiator.

## BEDROOM

9' 4" x 6' 2" (2.84m x 1.88m)

Radiator and uPVC double glazed window to the side.

## ROOM IN ROOF/ATTIC ROOM

13' 10" x 13' 1" (4.22m x 3.99m)

Roof window to the rear and eaves storage.

## EXTERIOR

Walled forecourt to front giving access to the entrance door, plus enclosed rear yard with access to the rear service lane.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

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

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

<https://w3w.co/implanted.retrial.intrigues>

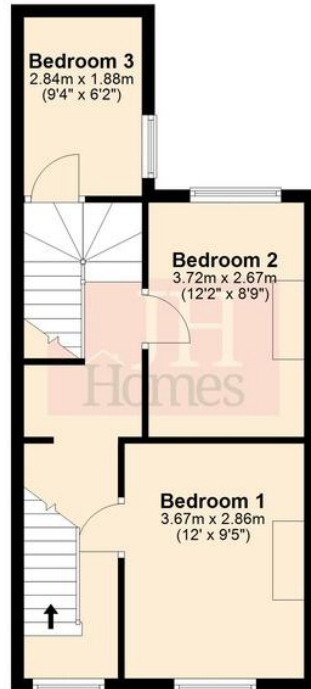
**Ground Floor**

Approx. 46.3 sq. metres (498.1 sq. feet)



**First Floor**

Approx. 39.7 sq. metres (427.6 sq. feet)



**Room in Roof**

Approx. 21.5 sq. metres (231.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	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.

