

FREEHOLD



12 FAIR VIEW, DALTON-IN-FURNESS, LA15 8RZ

£375,000

FEATURES

- Rare Purchase Opportunity
- Substantial Detached Family Home
- Popular One-Sided Street With Some Fine Views
- Gas CH System & uPVC DG
- Many Original Style Features Maintained
- Gardens To Front, Side & Rear
- Lounge, Sitting Room & Breakfast Kitchen
- Study, Utility Room & Cloaks/WC
- Four Double Bedrooms, Luxury Bathroom
- Garage. Early Inspection Advised



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Outbuilding,
Garage &
On Road
Parking



A rare and exciting opportunity to acquire a substantial traditional detached townhouse, ideally positioned in one of the most desirable and well-established areas of Dalton-in-Furness. Perfectly located within easy reach of the town centre, the leisure centre and swimming pool, and well-regarded local schools, this impressive home offers both convenience and charm. Occupying an unusually generous plot for a property of this style, the home enjoys extensive and beautifully proportioned garden areas to the front, side and rear, providing excellent outdoor space. A further notable advantage is the detached garage situated to the rear of the property. The property is offered with vacant possession and no onward chain, allowing for a smooth and straightforward purchase. Internally, the accommodation is spacious and well arranged, briefly comprising of an inviting entrance hall, generous sitting room, lounge, bright and relaxing study/snug, a well-appointed breakfast kitchen, versatile external home office, convenient ground floor WC and utility room. To the first floor there are four well-proportioned double bedrooms, and a modern family bathroom. The elevated position of the property allows for pleasant open views to the front, while the attractive and substantial gardens further enhance the appeal of this wonderful home. Additional benefits include gas central heating system, double glazing throughout, and a well-maintained presentation ready for immediate occupation. This impressive property is expected to appeal to a wide range of buyers, particularly families seeking space, character, and a convenient location. Early viewing is strongly recommended to fully appreciate the accommodation and setting on offer. Appointments can be arranged through the office of JH Homes.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door, wood laminate flooring and door to:

HALLWAY

Wood laminate flooring, storage cupboard and radiator. Provides access to lounge, sitting/dining room, kitchen and stairs to the first floor.

LOUNGE

16' 5" x 12' 4" (5m x 3.76m) max

UPVC double glazed bay window to the front, coal effect living flame gas fire with original style surround and two radiators.

KITCHEN/BREAKFAST ROOM

12' 9" x 10' 0" (3.89m x 3.05m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the rear, electric cooker point, plumbing for dishwasher, space for a fridge, radiator, space for a breakfast bar and external door to rear garden

SITTING ROOM/DINING ROOM

30' 1" x 12' 6" (9.17m x 3.81m)

Multi fuel/woodburning stove set in original style fireplace with mahogany stained surround, radiator and dual aspect uPVC double glazed windows to the front and rear, with the Bay window to the front having a window seat. Door to study and door to:

PANTRY

UPVC double glazed window to rear and original style shelving.

STUDY

16' 2" x 9' 7" (4.93m x 2.92m)

Radiator and two uPVC double glazed windows to the front and side. Door to:

REAR VESTIBULE

Open to utility room and folding doors to:

CLOAKS/WC

Two-piece suite comprising of WC and wash hand basin, plus uPVC double glazed window to the side.

UTILITY ROOM

7' 1" x 9' 4" (2.16m x 2.84m)

Stainless steel sink set in double base unit, worktop, double wall unit and uPVC double glazed window to the side. Single wall unit, space for American style fridge/freezer, plumbing for washing machine and wall mounted combination boiler for the heating and hot water system.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, radiator and doors to all upper rooms.

BEDROOM

13' 11" x 12' 10" (4.24m x 3.91m)

Fitted furniture as viewed included, radiator and uPVC double glazed window to the front with some fine views.

BEDROOM

9' 9" x 16' 4" (2.97m x 4.98m)

UPVC double glazed window to the front, wash hand vanity basin and radiator.

BEDROOM

11' 9" x 10' 4" (3.58m x 3.15m)

Radiator and uPVC double glazed window to the rear.

BEDROOM

8' 6" x 11' 11" (2.59m x 3.63m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Modern four-piece suite comprising of WC, wash hand basin, bath and shower cubicle. Radiator, heated towel rail, heated airing cupboard and uPVC double glazed window to the side.

EXTERIOR

Well established and walled gardens to front, side and rear, plus lawned areas, plants, trees and shrubs.

GARAGE

17' 4" x 12' 8" (5.28m x 3.86m)

Up'n'over door to rear service lane, window to rear and light and power points. Door to:

POTTING SHED/STORAGE ROOM

Windows and external door to rear garden.

OUTBUILDING

11' 4" x 7' 5" (3.45m x 2.26m)

Potential to use as an outdoor study with windows and light and power points.



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www.jhhomes.net/properties

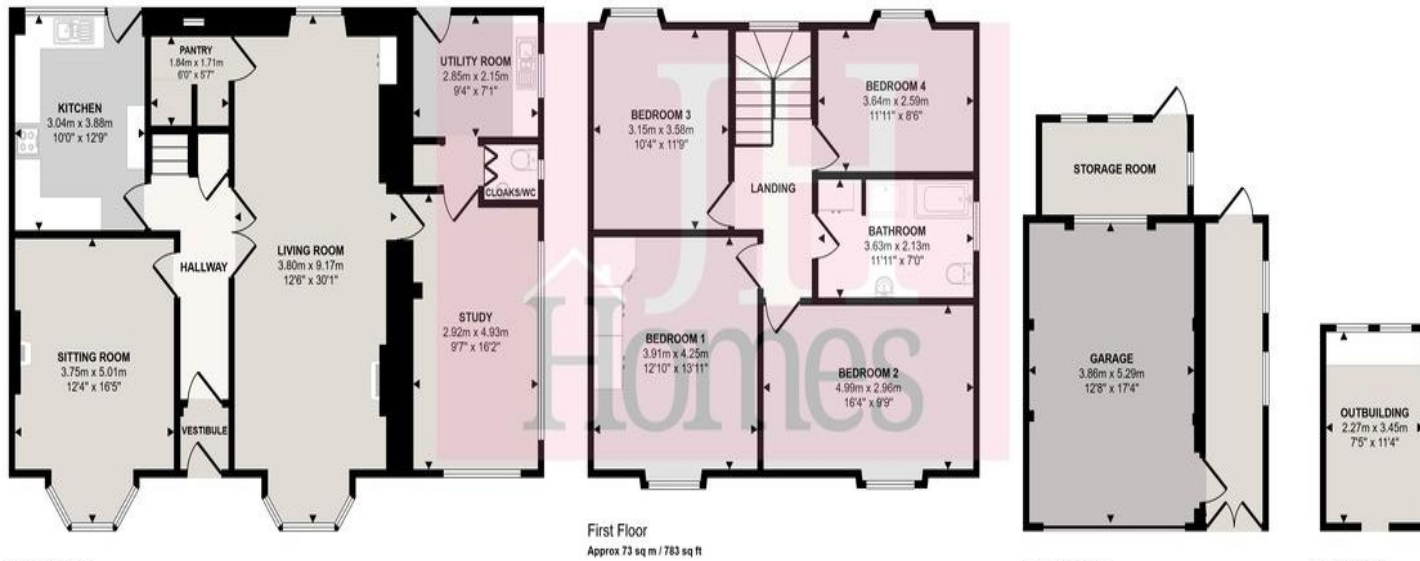
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
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 and into Ulverston Road. Turn right in Broughton Road and left into Chapel Street. After a short while turn right into Fair View and the property is on your right hand side. It can also be found by using the following "What Three Words":
<https://w3w.co/bypassed.assurance.singer>

Approx Gross Internal Area
219 sq m / 2352 sq ft



Ground Floor
Approx 102 sq m / 1102 sq ft

First Floor
Approx 73 sq m / 783 sq ft

Outbuildings 1
Approx 35 sq m / 382 sq ft

Outbuilding 2
Approx 8 sq m / 84 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.

