



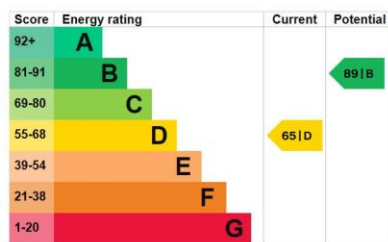
DIRECTIONS

Proceeding into Dalton down Crooklands Brow along Ulverston Road. Turn right into Prince Street and head towards the top of the road, then turn right by the garages into Napier Street. You will see Number 7 on your left hand side.

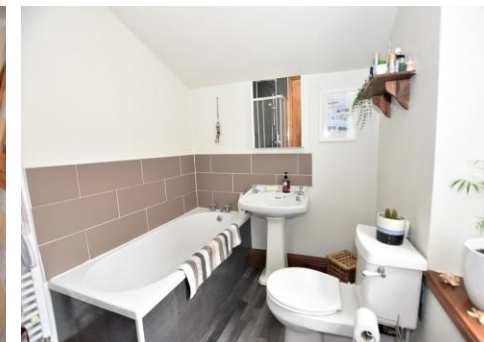
The property can be found by using the following "What Three Words" <https://what3words.com/support.migrants.splints>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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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GARAGE & PARKING

**7 Napier Street, Dalton-in-Furness, Cumbria,
 LA15 8HR**

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional stone fronted terrace house situated in this pleasing and convenient location which is well presented by the current owner, offering attractive accommodation with traditional features and benefiting from a gas fired central heating system and uPVC double glazing. Comprising of hall, lounge, dining room, kitchen, two bedrooms and four piece bathroom suite. Pleasant yard to the rear with store and early internal viewing is invited to appreciate this comfortable home that is considered suitable for a range of buyers included in the first-time purchaser.



Accessed through a uPVC double glazed door with window to door frame, opening into:

ENTRANCE HALL

Traditional quarry tile floor, pine architraves, skirting boards, dado rail, and doors to lounge and dining room. To the end of the hall is the staircase to the first floor, coving to ceiling, coat hooks to wall and electric meter cupboard.

LOUNGE

11' 0" x 10' 3" (3.36m x 3.12m)
UPVC double glazed window to front with fitted blind, TV point to chimney breast, radiator behind decorative cover and alcove cupboard with strip pine doors and shelving above. Wood grain effect laminate flooring and opening with wood effect beam feature.

DINING ROOM

13' 0" x 10' 3" (3.98m x 3.13m) widest points
Recessed fireplace with decorative mantle and feature stove effect gas fire, stripped wood alcove storage cupboard and to the other alcove is shelving. Radiator, uPVC double glazed window to the rear yard, half-glazed door opening to kitchen and door to under stairs store cupboard.

KITCHEN

9' 1" x 6' 4" (2.79m x 1.95m)
Fitted with a range of base, wall and drawer units with slate shaded work surface, cream tiled splashback with motif tile pattern and inset one and a half bowl stainless steel sink with drainer and mixer tap. Appliances include gas hob with cooker hood over, low-level electric oven and space for fridge freezer. Tiled floor, PVC door with double glazed inserts and UPVC double glazed window with tiled sill.

FIRST FLOOR LANDING

Traditional stripped wood doors to bedrooms and bathroom with further door to useful storage cupboard over the stairs.



BEDROOM ONE

13' 7" x 10' 11" (4.15m x 3.35m)
Double room with coving to ceiling, radiator and uPVC double glazed window to the front with blind.

BEDROOM TWO

13' 1" x 6' 2" (4.01m x 1.89m)
Further good bedroom with uPVC double glazed window to the rear, built-in alcove cupboard housing the gas boiler for the heating and hot water systems, radiator, electric light and power.

BATHROOM

9' 1" x 6' 4" (2.78m x 1.95m)
Modern four-piece suite in white comprising of WC, pedestal wash hand basin with mirror fronted bathroom cabinet above, panelled bath and shower cubicle with thermostatic shower and panelling to surround. Tiled splashbacks, ladder style towel radiator and uPVC double glazed window.

EXTERIOR

To the rear is a lovely rear yard area, the lower section is concreted with steps leading to a flagged and gravelled seating area, with door to the rear service lane. Further door to a useful store that has electric light and double-glazed window, with fitted units and work surface.

