



JH
Homes

£105,000



DIRECTIONS

Proceeding into Dalton from the Crookland's garden centre direction drop down Crookland's brow and take the second turning on the right into Victoria Street. Proceed to the top of Victoria Street and number 19 Ainsley Street is facing you.

The property can be found by using the following "What Three Words" <https://what3words.com/stir.annual.slimmer>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.



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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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**19 Ainslie Street, Dalton-in-Furness,
 Cumbria, LA15 8HP**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid-terraced house, situated in this pleasing location with convenient access to the centre of Dalton-In-Furness and its many amenities. The property is positioned on Ainsley Street looking down Victoria Street and offers comfortable accommodation suited to a range of buyers including the first-time purchaser. Comprising of vestibule, lounge, dining room, kitchen, ground floor, four piece bathroom with two double bedrooms to the first floor and a rear yard. Completing the property is a gas fired central heating system and uPVC double glazing. Whilst in liveable condition offers great further potential for personalisation and modernisation as required. A lovely home ideal for a range of buyers included in the first-time purchaser or rental investor.



Accessed through a PVC door into:

PORCH

Internal door to lounge.

LOUNGE

12' 6" x 12' 1" (3.81m x 3.68m)
Open to under stairs, central fireplace with pine shaded fire surround, inset, hearth and electric fire. Coving to ceiling, radiator and uPVC double glazed window to the front with fitted blind that looks down Victoria Street.

INNER HALL

Staircase to first floor and further door to dining room.

DINING ROOM

11' 3" x 8' 9" (3.43m x 2.67m)
Coving to ceiling, uPVC double glazed window looking to rear yard, radiator, electric light, and power points. Pine internal door to kitchen.

KITCHEN

15' 8" x 6' 11" (4.78m x 2.12m)
Good sized kitchen fitted with a range of base, wall and drawer units including display cabinet, patterned work surface over incorporating stainless steel sink and drainer and tiled upstands. Recess and plumbing for washing machine, recess for gas cooker and space for fridge/freezer. Tiled floor, uPVC double glazed window, radiator, PVC door to rear yard and further door to bathroom.



BATHROOM

8' 6" x 7' 2" (2.61m x 2.20m)
Fitted with a four piece suite in white comprising of pedestal wash hand basin, bath, shower cubicle with thermostatic shower and WC. Tile effect vinyl floor, uPVC double glazed pattern glass window, fan and radiator.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m)
Double room with radiator, power points, light and uPVC double glazed window offering an aspect down Victoria Street. Door to an over stairs storage cupboard.

BEDROOM TWO

11' 11" x 8' 10" (3.65m x 2.71m)
Double room with uPVC double glazed window to rear, radiator, light and power points.

EXTERIOR

To the rear is a yard with door to rear service lane and further door to useful outside store with power socket.

