



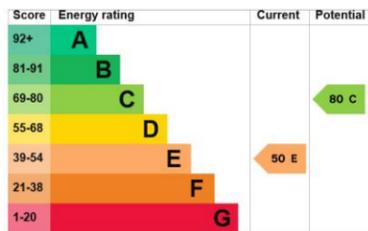
DIRECTIONS

Proceeding from Ulverston along the A590 continue through Swarthmoor and then Lindal in Furness, at the roundabout keep left heading into Dalton-in-Furness with Crooklands Garden Centre on your left hand side. Drop down Crooklands Brow and take the third turning on the right into Prince Street. Proceed along Prince Street and the property can be found on the left identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words" <https://what3words.com/clays.stored.digitally>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric and 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.



JH Homes **£120,000**



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1

**42 Prince Street,
 Dalton-in-Furness, LA15 8EU**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional mid terrace house situated in this popular location, close to Dalton-In-Furness centre and convenient for all local amenities. Offering three bedroom accommodation that whilst in need of general modernisation/refurbishment offers great potential for the right buyer. The spacious proportions will be appreciated upon inspection and comprises of hall, lounge, dining room, kitchen, cellar, three bedrooms and bathroom. Front forecourt, yard to rear, gas central heating system and double glazing. The property offers great potential and early reviewing is invited to appreciate the great opportunity the property offers.



Accessed through a traditional wooden door opening to:

HALL

Radiator, high level electric meter and circuit breaker control point. Staircase to first floor and doors to lounge and dining room.

LOUNGE

15' 11" x 10' 4" (4.85m x 3.15m) widest point
Traditional coving to ceiling, ceiling light point with rose, double glazed bay window, pine fireplace with feature electric fire and radiator.

DINING ROOM

11' 9" x 10' 9" (3.58m x 3.28m)
Radiator, double glazed window, ceiling light point, power and connecting door to kitchen.

KITCHEN

10' 8" x 6' 7" (3.27m x 2.03m)
Fitted with an older range of base, wall and drawer units with patterned work surfacing over incorporating stainless steel sink and drainer with mixer tap. Integrated gas hob and electric oven. Deeper tiled sill with uPVC double glazed window, wall mounted Worcester boiler for the hot water and heating system, wooden door to yard and door to cellar.

CELLAR

Offering storage to the rear half of the property.

FIRST FLOOR LANDING

Three quarter level with access to bedroom, main landing with access to two bedrooms, bathroom and access to loft.



BEDROOM

14' 3" x 12' 8" (4.35m x 3.87m)
Double room with two uPVC double glazed windows to front, radiator, ceiling light point and power.

BATHROOM

7' 4" x 4' 2" (2.24m x 1.27m)
Fitted with a three piece suite in white comprising of traditional bath with mixer tap and shower over, WC with push button flush and wash hand basin. Tiled splashbacks, radiator, fan and ceiling light point.

BEDROOM

7' 3" x 7' 4" (2.23m x 2.25m)
UPVC double glazed window to rear, radiator, power and ceiling light point.

BEDROOM

8' 11" x 6' 10" (2.73m x 2.10m)
Single room with double glazed window, radiator, ceiling light point, power and built in cupboard housing hot water tank.

EXTERIOR

Forecourt to front with gated access to road. Borders and low retaining wall.
Yard to rear with door to service lane.

