



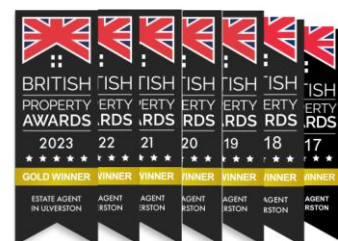
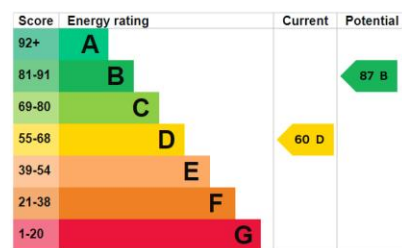
**DIRECTIONS**

From Barrow proceed over the Jubilee Bridge onto Walney. Turn left to the Promenade and continue along following the road round to the right. The road will turn into Ocean Road where you will take the third right onto Amphitrite Street. The turning for Dartmouth Street is the Sixth main turning on your right and the property is situated up the street on the left.

The property can be found by using the following What3Words <https://what3words.com/atomic.order.powers>

**GENERAL INFORMATION**

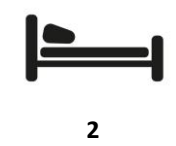
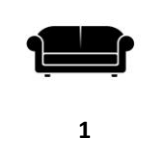
TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: All mains services including gas, electric, water and drainage.



**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.



JH Homes **£112,500**



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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Traditional terraced home is well presented and improved by the current owner and offered for sale due to relocation. Offering an excellent home suited to a range of buyers including the first-time purchaser. Comprising of entrance, lounge, dining room, modern kitchen with appliances plus two bedrooms and bathroom to the first floor. Complete with gas central heating system, double glazing and the advantage of a spacious yard to the rear with decked seating space and covered store area. The location is popular and convenient for local amenities. In all a superb property that will be fully appreciated upon internal inspection, offered with no upper chain.



Accessed through a Mahogany shaded PVC door with leaded pattern glass pane opening to:

#### ENTRANCE

Radiator, coat hooks to wall and staircase to first floor with traditional handrail and newel post. Cupboard with high level unit housing the electric meter. Doorway into:

#### LOUNGE

10' 7" x 12' 4" (3.23m x 3.78m)

Open plan with the adjacent dining room, uPVC double glazed window to front, wall mounted TV with hidden electrics. Wood grain herringbone pattern flooring, electric light, power and radiator. Door to useful under stairs store.

#### DINING ROOM

6' 2" x 10' 0" (1.90m x 3.05m)

UPVC double glazed door with pattern glass pane to yard. Radiator, wood grain herringbone pattern flooring and doorway to kitchen.

#### KITCHEN

7' 8" x 10' 0" (2.34m x 3.05m)

Modern kitchen fitted with a recently installed range of high gloss, base, wall and drawer units with woodblock effect work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric hob with modern black glass effect cooker hood over, electric oven, microwave, built in dishwasher and built in fridge/freezer. Plumbing and space for washing machine, ladder style towel radiator and uPVC double glazed window to rear.

#### FIRST FLOOR LANDING

Access to two bedrooms, bathroom and loft access.

#### BEDROOM

14' 4" x 12' 4" (4.39m x 3.76m)

Double room with high ceiling, radiator, ceiling light point and power. UPVC double glazed window.



#### BEDROOM

6' 11" x 10' 0" (2.13m x 3.05m)

Radiator, uPVC double glazed window to the rear looking down to the rear yard and deck and central ceiling light point.

#### BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m)

Modern bathroom fitted with a with a three-piece suite in white, comprising of wash hand basin with mixer tap inset to vanity unit with drawers underneath, matching WC to side with concealed cistern and push button flush and bath with shower over, rail, fixed rain head and flexi track spray. Built in towel cupboard with shelving, modern panelling to walls, white panelling to ceiling with inset lights and extractor fan. Tile effect floor, chrome ladder style radiator and uPVC double glazed pattern glass window.

#### EXTERIOR

Pavement fronted with attractive rear yard laid over two levels. The lower area having a brick edged raised border and stepped access to a covered store. From the lower yard there is access to useful storage shed and steps up to the deck. The deck has railings to the perimeter and offers a pleasant seating area, beyond which there is a door to the rear service lane.

