

Total area: approx. 104.2 sq. metres (1122.0 sq. feet)

DIRECTIONS

Proceeding into Dalton-in-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road, right onto Chapel Street and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/arrow.actng.shortcuts>

GENERAL INFORMATION

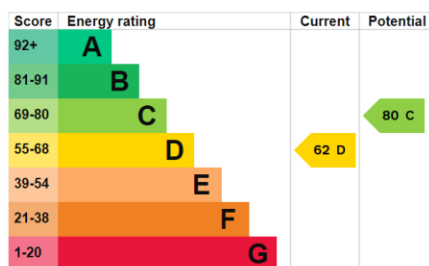
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

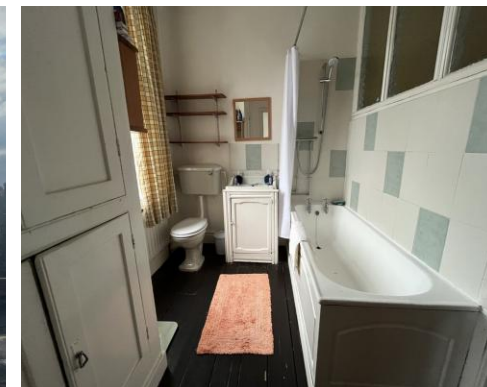
SERVICES: Mains drainage, gas, electric, water are all connected.

PLEASE NOTE: The garage doesn't have any power or light.



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.



2



3



1



GARAGE

141 Chapel Street,
Dalton-in-Furness, LA15 8SL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhomes.net

Victorian, forecourt fronted, terraced house offering spacious accommodation over three floors in a popular location. Requiring a little updating/modernisation but with character features being maintained) this realistically priced property includes a good sized garage accessed via Hope Street. Comprising of hallway, lounge, dining room, kitchen, bedroom, bathroom and dressing room to first floor with two further bedrooms to the second floor. Complete with forecourt to the front, pleasant yard/garden area to the rear with outbuilding/WC, garage, gas fired central heating system and uPVC double glazing. Suited to the family purchaser with the property being in a convenient location which is both popular and sought after.



Entered through PVC door with double glazed inserts into:

HALLWAY

Door to lounge and stairs to first floor.

DINING ROOM

10' 11" x 10' 11" (3.35m x 3.35m)

UPVC double glazed window to front, wood laminate flooring, gas fire set on original style fireplace, alcove cupboard, radiator, ceiling light point and sliding door to:

LOUNGE

13' 6" x 10' 7" (4.12m x 3.23m)

UPVC double glazed window to rear, wood laminate flooring, gas fire set on original style fireplace, ceiling light point, wall lights and understairs cupboard. Door to:

KITCHEN

8' 11" x 6' 10" (2.72m x 2.10m)

Fitted with an older style range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. UPVC double glazed window to side aspect, roof window, gas cooker point, ceiling light point and radiator. Door to rear yard.

FIRST FLOOR LANDING

UPVC double glazed window to rear, access to bedroom and bathroom.

BEDROOM

13' 10" x 11' 2" (4.24m x 3.41m)

UPVC double glazed window to front with super view towards Dalton town, radiator and ceiling light point.

BATHROOM

Traditional three piece suite in white comprising of WC, wash hand basin with cupboards under and bath with shower over. Complimentary tiling, cupboard housing combination boiler, ceiling light point, radiator and Opaque uPVC double glazed window to rear. Double doors to:



DRESSING ROOM

6' 1" x 8' 4" (1.85m x 2.54m)

SECOND FLOOR LANDING

Access to two further bedrooms. Cupboard.

BEDROOM

11' 4" x 13' 11" (3.45m x 4.24m)

UPVC double glazed to front with impressive view of Dalton town, radiator and ceiling light point.

BEDROOM

13' 6" x 8' 3" (4.12m x 2.52m)

UPVC double glazed window to rear, radiator and ceiling light point.

EXTERIOR

To the front of the property is a gated forecourt area with raised seating with a short flight of steps leading to the front door. The rear offers the excellent advantage of a sizable yard/garden area which is split to create different outside spaces. The lower offers a yard area with outbuildings leading to a patio with greenhouse and a further raised area in front of the garage. A pedestrian door leads to Ashworth Street and if you if you turn left from here just a few short steps leads you to Hope Street and access to the garage.

GARAGE

12' 6" x 27' 11" (3.81m x 8.51m) Up and over door.

