



Total area: approx. 104.8 sq. metres (1127.5 sq. feet)

**DIRECTIONS**

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Prince Street, at the end turn left onto Broughton Road, then Right onto Chapel Street, the property is situated on the right just as the road drops down the hill.

The property can be found by using the following "What Three Words" <https://w3w.co/drifting.remembers.tonality>

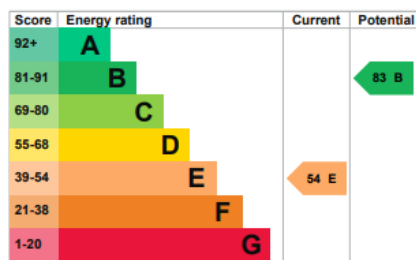
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.

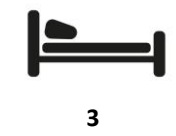
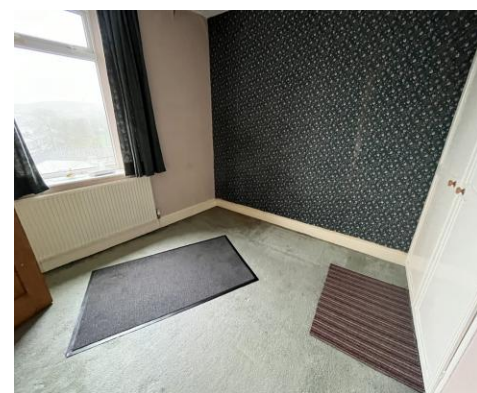


**Estate Agency Act 1979**

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.




**£160,000**



**Fern Lea, Fair View,  
Dalton-in-Furness, LA15 8RZ**

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Traditional, three storey, end terraced house situated in this great position offering convenient access to the town centre with some fine views. Other amenities nearby include adjacent Leisure Centre and Dowdales secondary School as well as the nearby Chapel Street Primary School. Offering accommodation over three floors and comprising of entrance vestibule, lounge, dining room, kitchen, four piece bathroom and three double bedrooms over two floors. Pleasant enclosed rear yard with shed, gas fired central heating system, uPVC double glazing and a good standard of presentation. Considered suitable to a range of buyers including the family home buyer with viewing recommended and invited.



Entered through a PVC door into:

**ENTRANCE VESTIBULE**

Door to both reception rooms and staircase to first floor.

**LOUNGE**

14' 2" x 9' 9" (4.34m x 2.99m)

Double glazed bay window to front, uPVC double glazed window to side, electric fire with feature surround, alcove cupboards, ceiling light point and radiator. Door to:

**DINING ROOM**

12' 4" x 12' 4" (3.78m x 3.76m)

Double glazed window to side, ceiling light point, radiator and understairs cupboard. Door to:

**KITCHEN**

10' 10" x 10' 7" (3.31m x 3.24m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated electric over and gas hob, space and plumbing for washing machine and dishwasher. Wall mounted boiler, uPVC double glazed window to side and door to yard.

**FIRST FLOOR LANDING**

UPVC double glazed window to side, door to bedroom, bathroom and stairs to second floor.

**BEDROOM**

14' 2" x 9' 8" (4.34m x 2.95m)

Two uPVC double glazed windows to front and side, radiator and ceiling light point.



**BATHROOM**

Four piece suite comprising of pedestal wash hand basin, WC, paneled bath with electric shower over and separate shower cubicle. Tiled to wet area's, ceiling light point, and double cupboard offering shelving and housing the hot water tank. UPVC double glazed window to side.

**SECOND FLOOR LANDING**

UPVC double glazed window to side, doors to two bedrooms and ceiling light point.

**BEDROOM**

14' 2" x 9' 8" (4.34m x 2.97m)

Two uPVC double glazed windows to front and side, ceiling light point and radiator.

**BEDROOM**

13' 1" x 11' 0" (4.00m x 3.37m)

UPVC double glazed window to side, ceiling light point, radiator and alcove cupboard.

**EXTERIOR**

Forecourt/low maintenance garden to front, to the rear accessed from the kitchen is a pleasant yard with storage shed and door to Fair View.

