




**£120,000**



**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 Ainslie 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**

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

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Traditional mid terraced house situated in this pleasing location with convenient access to the centre of Dalton Furness and its many amenities. Having been recently improved and modernised to offer a comfortable and stylish home ready for early occupation including decorating throughout, carpets, recently fitted kitchen and bathroom. Comprising of vestibule, lounge, dining room, kitchen, ground floor bathroom and two double bedrooms to the first floor plus yard to the rear. Complete with gas central heating system and double glazing this is a lovely home suited to a range of buyers, including the first-time purchaser or rental investor, with early viewing invited.



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. Wood grain effect flooring and pine internal door to kitchen.

#### KITCHEN

15' 8" x 6' 11" (4.78m x 2.11m)

Fitted with an attractive, modern range of base, wall and drawer units with woodblock work effect work surface over incorporating stainless steel sink and drainer with swan necked mixer tap and blue and cream tiled splashbacks. Space and point for gas cooker, recess and plumbing for washing machine, recess for undercounter fridge and freezer. Wall mounted boiler for the central heating and hot water system, radiator and moveable spot lights to ceiling. UPVC double glazed window and door to yard and door to bathroom.

#### BATHROOM

8' 6" x 7' 2" (2.59m x 2.18m)

Fitted with a three piece suite in white comprising of panelled bath with shower over and glazed shower screen, pedestal wash hand basin with monobloc mixer tap and low level, dual flush WC. Modern panelling to wet areas, grey wood grain effect laminate flooring, radiator and uPVC double glazed pattern glass window.



#### FIRST FLOOR LANDING

Access to two bedrooms.

#### BEDROOM

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 over stairs storage cupboard.

#### BEDROOM

11' 11" x 8' 10" (3.63m x 2.69m)

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 servicelane and further door to useful outside store with power socket.

