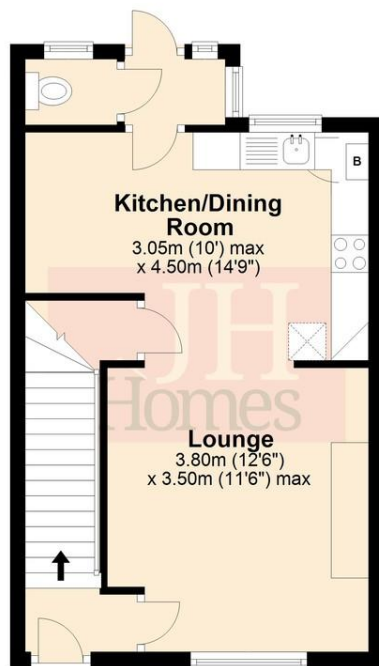
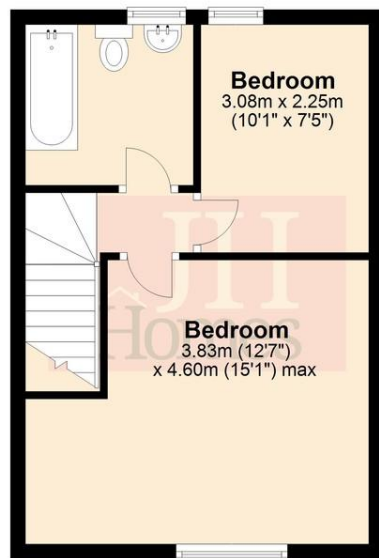


Ground Floor
Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

DIRECTIONS

From the Jubilee Bridge continue straight over at the traffic lights onto Central Drive. Take your second left into Southampton Street and your fourth left into Dartmouth Street where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/limit.total.pumps>

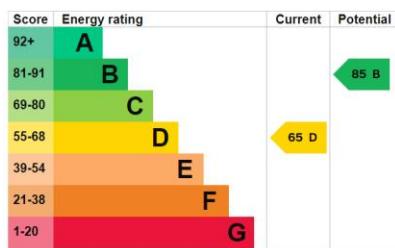
GENERAL INFORMATION

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.



£97,500



1



2



1

**13 Dartmouth Street, Walney,
Barrow-in-Furness, LA14 3AS**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Sensibly priced and well presented two bedroom mid terrace home situated in this popular accessible location on Walney Island, within walking distance to amenities including shops, schools, regular bus routes and Biggar Bank. Comprising of lounge with electric fire, excellent sized kitchen/diner, handy ground floor WC with full width main bedroom, further bedroom and modern bathroom to first floor and good sized, enclosed yard with outbuilding to rear. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers including the first-time purchaser, rental investor or those looking to downsize. It offers a lovely, comfortable home with attractive presentation and décor throughout.



Entered through a door into:

LOUNGE

12' 5" x 11' 5" (3.80m x 3.50m)

UPVC double glazed window to front, electric fire with surround, ceiling light point and radiator. Open to:

KITCHEN/DINER

14' 9" x 10' 0" (4.50m x 3.05m)

Fitted with a good range of base, wall and drawer units with quartz style worktop over and chrome handles incorporating sink and drainer with mixer tap and contrasting splash back tiling. Integrated four ring gas hob, electric oven with cooker hood over, space for fridge freezer and space for washing machine. Wall mounted combination boiler, understairs cupboard and ceiling light point. UPVC double glazed window to rear and door to:

REAR PORCH

UPVC double glazed window to rear, external door to yard and door to:

WC

Low level, dual flush WC, plastic cladding to walls, ceiling light point and opaque uPVC double glazed window to rear.

FIRST FLOOR LANDING

Door to two bedrooms and bathroom.



BEDROOM

14' 9" x 12' 6" (4.50m x 3.83m)

Double room with uPVC double glazed window to front, radiator and ceiling light point.

BEDROOM

10' 1" x 7' 4" (3.08m x 2.25m)

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

BATHROOM

Three piece suite comprising of panelled bath with shower over and screen, low level, dual flush WC and pedestal wash hand basin. Tiled to walls and floor, ceiling light point and uPVC double glazed window to rear.

EXTERIOR

Enclosed yard to rear with outbuilding and access to service lane.

