



Total area: approx. 77.6 sq. metres (835.2 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 left hand side.

The property can be found by using the following "What Three Words" ///pints.goats.liability

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



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.



£110,000



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**46 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

Three bedroom end terrace home situated in this popular accessible location on Walney Island, within walking distance to amenities including local shops, schools, regular bus routes and Biggar Bank. Comprising of lounge with electric fire, solid wood flooring, excellent sized kitchen/diner with integral appliances, rear vestibule and luxury ground floor bathroom. To the first floor is a full width main bedroom, two further good sized bedrooms and loft access which is fully boarded. Complete with gas central heating system and uPVC double glazing, this property is suited to a range of buyers including the first-time purchaser, family buyer, rental investor or those looking to downsize.



Entered through a PVC door into:

ENTRANCE HALL

Door to lounge and stairs to first floor.

LOUNGE

13' 11" x 12' 5" (4.26m x 3.80m) widest point
UPVC double glazed window to front, ceiling light point and radiator. Door to:

KITCHEN/DINER

12' 11" x 9' 10" (3.94m x 3m) widest points
Fitted with a good range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and matching splashback tiling. Integrated four ring electric hob, electric double oven, fridge/freezer and ceiling light point. Under stairs cupboard and door to:

REAR PORCH

Door to rear yard and door to:

BATHROOM

Modern three piece suite comprising of WC, wash hand basin and bath with electric shower over. Full tiling to walls, ceiling light point and window to side.

FIRST FLOOR LANDING

Doors to all bedrooms and ceiling light point.

BEDROOM

17' 8" x 12' 5" (5.39m x 3.79m) widest points
UPVC double glazed window to front, ceiling light point and radiator.



BEDROOM

8' 0" x 10' 2" (2.45m x 3.10m) widest points
UPVC double glazed window to rear, wall mounted combination boiler for the hot water and heating system, ceiling light point and radiator.

BEDROOM

6' 10" x 6' 10" (2.10m x 2.10m)
UPVC double glazed window to rear, ceiling light point and radiator.

EXTERIOR

Yard to rear with outbuilding and access to rear service road.

