

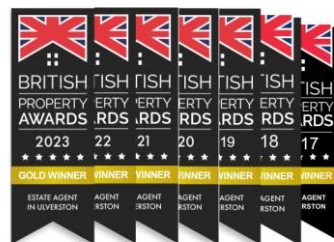
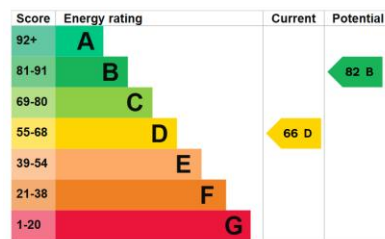
Total area: approx. 75.2 sq. metres (809.0 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness down Crooklands Brow, turn right into Price Street. Take your first right into Ainslie Street where the property can be found on your left-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/thank.stealing.pacifist>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains Gas, Electric, Water & Drainage 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.



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GARAGE

13 Ainslie Street,
Dalton-in-Furness, LA15 8HP

For more information call **01229 445004**

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

Traditional mid terraced cottage situated in this popular location offering convenient access to the town centre and other amenities including Leisure Centre and Dowdales secondary School as well as the nearby Chapel Street Infants and Nursery School and George Romney Junior School. Comprising of lounge, fabulous kitchen/dining, two bedrooms and bathroom to first floor. Pleasant enclosed rear yard with slate chippings, garage, gas fired central heating system, uPVC double glazing and presented to a pleasant, modern standard throughout. Considered suitable to a range of buyers including the first-time buyer with viewing recommended and invited.



Entered through a PVC door with glazed inserts

LOUNGE

12' 2" x 11' 11" (3.73m x 3.64m)

UPVC double glazed window to front, feature fireplace, radiator and door to:

INNER HALL

Staircase to first floor and door to:

KITCHEN/DINING ROOM

12' 2" x 8' 11" (3.73m x 2.72m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with mixer tap, chrome effect handles and matching splashbacks. Integrated electric oven and four ring gas hob with cooker hood. Space and plumbing for washing machine, under stair storage and wall mounted combination boiler for the hot water and heating system. Door to rear yard and uPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to both bedrooms and bathroom.

BEDROOM

12' 1" x 11' 11" (3.70m x 3.64m)

Double room with uPVC double glazed window to front and radiator.

BEDROOM

6' 7" x 6' 1" (2.03m x 1.86m)

Single room with uPVC double glazed window to rear and radiator.



BATHROOM

Modern three piece suite in white comprising of WC, wash hand basin and bath with shower over. Splashback tiling and uPVC double glazed window to rear.

EXTERIOR

Yard to rear with access to service road and sliding door to garage.

GARAGE

16' 2" x 8' 1" (4.93m x 2.47m)

Up and over door.

