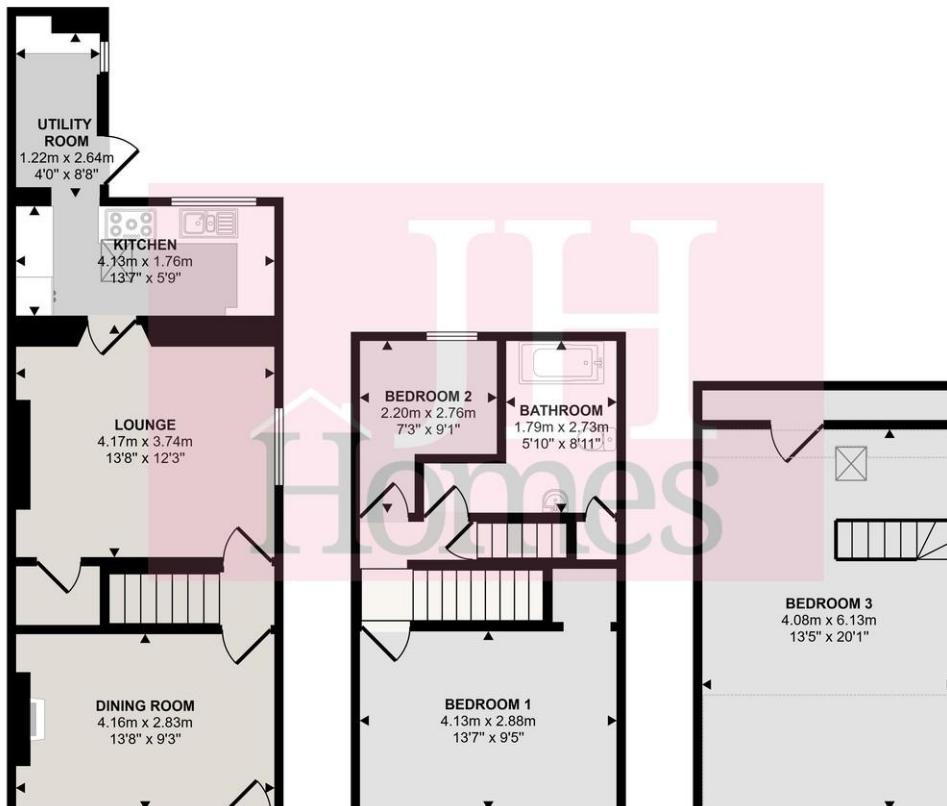


Approx Gross Internal Area
102 sq m / 1100 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft

First Floor
Approx 31 sq m / 335 sq ft

Second Floor
Approx 28 sq m / 297 sq ft

Denotes head height below 1.5m

DIRECTIONS

Proceeding into Dalton-in-Furness down Crooklands Brow, and at Tudor Square turn right into Broughton Road. Turn 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/organist.tube.splinters>

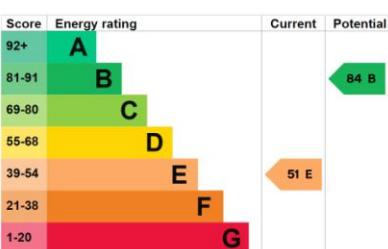
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



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.



£175,000



2



3



1

Yarl View, Ainslie Street,
Dalton-in-Furness, Cumbria, LA15 8FE

For more information call **01229 445004**

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

Superb opportunity to acquire a traditional detached cottage offering good sized living accommodation to three floors. Comprising of dining room, lounge, kitchen and utility to the ground floor with three bedrooms and a family bathroom over a further two floors. Complete with an enclosed rear yard. Early inspection comes highly recommended of this realistically priced property, which is conveniently located in a quiet one-sided street off Broughton Road whilst being in close proximity to local amenities.



Accessed through a PVC door with glazed inserts into:

DINING ROOM

9' 3" x 13' 8" (2.82m x 4.17m)

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

INNER HALL

Radiator, stairs to first floor and door to:

LOUNGE

12' 3" x 13' 8" (3.73m x 4.17m)

Feature fireplace with wooden mantle, understairs storage, uPVC double glazed window to side and radiator. Door to:

KITCHEN

5' 9" x 13' 7" (1.75m x 4.14m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and black handles. Integrated electric oven and five ring gas hob with cooker hood over and upright fridge/freezer.

Cupboard housing combination boiler for the hot water and heating system, uPVC double glazed window to rear and roof window. Open doorway to:

UTILITY ROOM

8' 8" x 4' 0" (2.64m x 1.22m)

Area of work surface with wall cupboards above and space and plumbing for washing machine and dryer under. PVC door to rear yard.

FIRST FLOOR LANDING

Radiator, doors to two bedrooms and bathroom and further door to stairs a further bedroom.



BEDROOM

9' 5" x 13' 7" (2.87m x 4.14m)

Double room with uPVC double glazed window to front, over stairs cupboard and radiator.

BEDROOM

9' 1" x 7' 3" (2.77m x 2.21m)

UPVC double glazed window to rear and radiator.

BATHROOM

8' 11" x 5' 10" (2.72m x 1.78m)

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Understairs cupboard, splashback tiling and radiator.

BEDROOM

20' 1" x 13' 5" (6.12m x 4.09m)

Some limited head height, roof window, radiator and eaves storage space.

EXTERIOR

Enclosed rear yard with wooden latch gate to side.

