

£160,000

JH  
Homes



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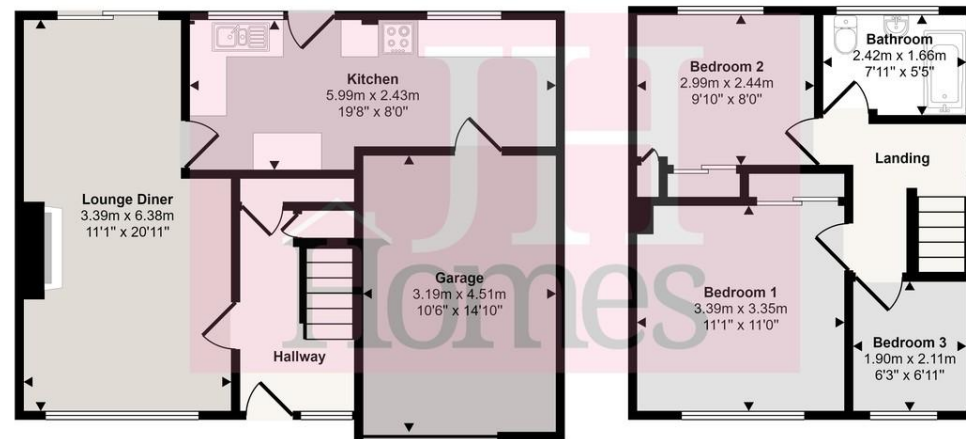
GARAGE &  
PARKING

67 Prince Street,  
Dalton-in-Furness, LA15 8ET

For more information call **01229 445004**

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

Approx Gross Internal Area  
92 sq m / 995 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft

First Floor  
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DIRECTIONS

Leaving Ulverston and proceeding towards Barrow, continue through Lindal in Furness and at the roundabout take the left into Dalton. Proceed past the garden centre and dropping down into the town on Ulverston Road. Take the third turning on your left onto Prince Street where the property can be found on the right hand side.

The property can be found by using the following "What3Words" <https://w3w.co/posts.merely.aquatic>

#### GENERAL INFORMATION

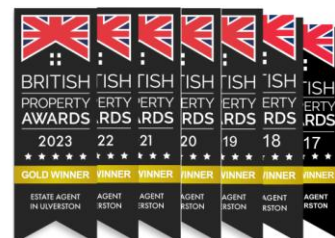
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



#### 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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Excellent modern semi detached home situated in this popular residential position within the town of Dalton-in-Furness. Presented to a good standard throughout and offers comfortable accommodation suited to a range of buyers including the family purchaser. Offering small front forecourt, attached garage and enclosed garden space to the rear with the accommodation itself comprising of entrance hall, lounge/diner, kitchen, integral garage to the ground floor and to the first floor, three bedrooms and a family bathroom. Complete with gas central heating system and uPVC double glazing, viewing is invited and won't disappoint.



Accessed through a PVC door with patterned and leaded glass pane insert and side double glazed window opening to:

**ENTRANCE HALL**

Radiator, stairs to first floor and doors to an under stairs store, separate coats cupboard and lounge/diner.

**LOUNGE/DINER**

20' 11" x 11' 1" (6.38m x 3.38m)  
UPVC double glazed window to front and patio doors to rear, both with blinds and providing a good degree natural light. Light wood grain effect laminate flooring, central fireplace with painted surround housing living coal flame effect gas fire, bracket for TV, coving to ceiling, radiator and door leading to kitchen.

**KITCHEN**

8' 0" x 19' 8" (2.44m x 5.99m)  
Fitted with a range of base, wall and drawer units with light patterned work surface over incorporating stainless steel sink unit with mixer tap. Space and point for gas cooker, space and plumbing for washing machine and space for fridge/freezer. Two uPVC double glazed windows overlooking the rear garden area, stable style door with opening upper pane accessing the garden area and woodgrain effect vinyl flooring. Door to garage.

**FIRST FLOOR LANDING**

UPVC double glazed window with blind and access to loft.

**BEDROOM**

11' 0" x 11' 1" (3.35m x 3.38m)  
Double room with uPVC double glazed window to front with fitted blind, radiator and sliding door to built-in wardrobe.

**BEDROOM**

8' 0" x 9' 10" (2.44m x 3m)  
Further smaller double room situated to the rear with uPVC double glazed window , sliding door wardrobe, built-in storage cupboard with shelving and radiator.



**BEDROOM/STUDY**

6' 11" x 6' 3" (2.11m x 1.91m)  
UPVC double glazed window with blind, radiator, electric light and power.

**BATHROOM**

5' 5" x 7' 11" (1.65m x 2.41m)  
Fitted with a three piece suite comprising of bath with glazed screen and shower over, WC and pedestal wash hand basin with cupboard above and electric wall heater. Complimentary tiling part of the walls and two uPVC double glazed windows.

**EXTERIOR**

To the front of the property is gated access to the half drive giving access to the garage with front retaining wall for the garden area and an open covered porch leading to the front door.  
To the rear of the property is an attractive well presented rear garden space which has been landscaped to provide a pleasant seating area with artificial grass, raised borders and gate to the side opening to the road.

**GARAGE**

14' 10" x 10' 6" (4.52m x 3.2m)  
Housing gas boiler for the central heating & hot water systems, workbench and shelving, electric light, power and gas and electric meters.

