

MONK HOUSE, NEWTON ROAD, DALTON-IN-FURNESS, CUMBRIA, LA13 0NT

DIRECTIONS

Proceeding into Dalton-in-Furness from the A590 along Broughton Road with the Crooklands Garden Centre to your left continue you down and through the town of Dalton passing Tudor Square and along Market Street and taking the turning on the left to Abbey Road proceeding down Abbey Road turned first left again and to cemetery Hill continue along Cemetery Hill until it becomes Newton Road and at the crossroads with Long Lane continue straight across into Newton Road take the second turning on the right hand side and this leads to Courtyard where Monkhouse is the first property on the left-hand side.

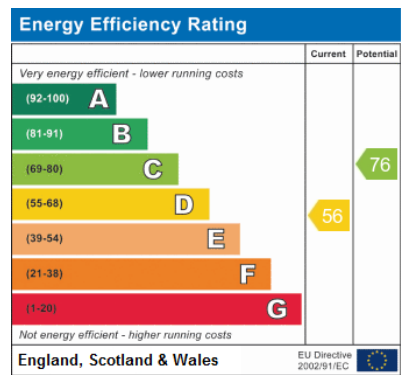
TENURE: Freehold

COUNCIL TAX: Band E

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains gas, electricity, water and drainage to septic tank.

Viewing strictly through J H Homes.



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.



Substantial Three Bedroom Detached House
Popular and Convenient Location
FOR SALE £585,000



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This is an excellent opportunity to purchase a substantial detached family home situated to the outskirts of Dalton-in-Furness on and just off Newton Lane. The property is offered for sale with early and vacant possession having no upper chain. Presented to an excellent standard throughout and being an spacious proportions with accommodation that briefly comprises entrance hall, sitting room, large dining kitchen, utility room with separate WC. To the first floor Three excellent bedrooms, good sized bathroom. Externally there is an open front courtyard and a good attached double garage. Rear garden with patio and lawn and continuing down the side driveway there is an extensive area of ground which leads to a substantial building offering the potential for a variety of uses. This is something that will be of interest to a range of buyers including Builder, mechanic etc wanting on site plant storage or similar. The location offers convenient access to Dalton-in-Furness and amenities as well as the nearby towns of Barrow-in-Furness and Ulverston. A superb opportunity with early viewing invited.

For more information call **01229 314049 or 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D

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ACCOMMODATION

The property is accessed via a spacious open fronted covered porch with uPVC double glazed door adjacent to the Garage, opening to the rear hall and utility. The main front uPVC door opens to reception hall.

ENTRANCE HALL

The entrance hall has uPVC double-glazed feature door to the front of the property. The hall has an attractive tiled floor and decor and a traditional style radiator. A door provide access to useful under stairs store and the staircase returns to the first floor. A connecting door opens to the living room.

LIVING ROOM

20' 2" x 11' 11" (6.16m x 3.65m)

With double glazed windows to the front and rear elevation, with the rear window offering an aspect to the rear garden and countryside beyond. A great room of excellent proportions finished in an attractive light grey decor to the walls. There is a central fireplace feature with decorative surround housing an electric log flame fire. There are traditional style radiators to either side of the room, to the wall is wiring and bracket for television and a connecting door provides access to the entrance hallway.



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To the bottom right hand of the land is an excellent and large unit. This is accessed from a large sliding metal door. The building is **41ft 1' 12.53 x 28ft 9' 8.78 plus an additional room of 18ft 9' 5.73 x 28ft 9' 8.78** the building offers excellent storage and is most suitable for a variety of uses.



This lower area of garden is particularly suited to arrange buyers requiring storage workshop etc.

