

Total area: approx. 75.5 sq. metres (812.6 sq. feet)

DIRECTIONS

Proceeding into Dalton-In-Furness along Ulverston Road and down Crooklands brow, continue past Tudor Square and onto Market Street. Take the turning on the left-hand side into Station Road, follow up Station Road passing the railway station and over the railway bridge and as the road bears round to the right keep left onto Greystones Lane, proceed up Greystones Lane and the property is situated on the right.

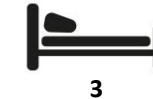
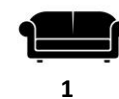
GENERAL INFORMATION

TENURE: Freehold
EPC: TBC
COUNCIL TAX BANDING: B
LOCAL AUTHORITY: Barrow Borough 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.



26 Greystone Lane, Dalton-in-Furness,
Cumbria, LA15 8PX

For more information call **01229 314049**

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

We are delighted to bring to the market this traditional semi-detached home situated in a popular and pleasing location. This excellent bay fronted traditional home has been occupied by the previous owner in the region of 40 years and has been lovingly cared for during this time. The property is now in need of some general modernisation and personalisation but offers superb potential in this excellent location. With aluminium framed double glazing to most windows and gas fired central heating a modern shower room and kitchen. With the benefit of a brick set driveway offering off-road parking and access to an attached carport. There is a lovely sunny rear garden which borders to the primary school playing field giving a pleasant open aspect. The property is offered for sale with no upper chain and early vacant possession available.



Accessed from an open fronted shelter porch with composite double-glazed door with oval pane opening into the entrance hall.

ENTRANCE HALL

Built-in storage cupboard, staircase to the first floor, currently with a fitted stair lift. Picture rail, radiator, ceiling light and internal doors to both sitting room and kitchen.

SITTING ROOM

12' 2" x 12' 1" (3.71m x 3.68m) plus bay

The room is of comfortable proportions with focal, decorative, dark wood-stained fire surround with marble style inset and hearth featuring a Baxi gas fire. Ceiling light, power sockets, TV aerial wire, picture rail and coving. Semi-circular bay window to the front with aluminium double-glazed framed panes and open archway to the rear accessing the adjacent dining room.

DINING ROOM

9' 11" x 8' 6" (3.02m x 2.59m)

Aluminium framed double glazed window to the rear elevation offering a pleasant and open aspect to the rear garden and school playing field at the rear. Views over farmland and the rooftops of Dalton to the side. Picture rail, radiator and connecting door to the adjacent kitchen.

KITCHEN

9' 3" x 8' 6" (2.82m x 2.59m)

Fitted with a range of base and wall units with granite effect work surface and tiling to splash backs. Built-in electric hob with a cooker hood above and low-level electric oven, single drainer bowl and a half sink unit with mixer tap inset to the work surface. Wall mounted electric fan heater, under stairs store housing meters, single glazed window and shelving. Double-glazed window to the rear looking to the garden and aluminium framed double glazed door to the side.

FIRST FLOOR LANDING

Single glazed window to the side and loft hatch.

BEDROOM

10' 9" x 10' 3" (3.28m x 3.12m)

Pleasant double bedroom, radiator. and ceiling light. Aluminium framed, double glazed, semi-circular bay window to the front elevation.

BEDROOM

10' 4" x 10' 9" (3.15m x 3.28m)

Further double bedroom with built-in suite of wardrobes and storage drawers to one side in a modern light wood grain finish. Aluminium framed double glazed window to the rear offering an aspect down to the garden to the primary school playground and to the side over farmland and the rooftops beyond. Pleasant double bedroom with picture rail and radiator.



BEDROOM

8' 1" x 8' 7" (2.46m x 2.62m)

Aluminium framed double glazed window to the rear again offering an aspect towards the primary school playing field. Good single with radiator and ceiling light.

SHOWER ROOM

6' 1" x 5' 11" (1.85m x 1.8m)

Modern shower room with a larger walk-in shower cubicle, thermostatic shower, handrail and seat. Pedestal wash hand basin with modern monobloc mixer tap and dual flush WC. Panelling to walls and ceiling and vinyl tile effect flooring. Towel radiator and doors to a built-in boiler cupboard housing a "Potterton" gas boiler for the central heating and hot water systems.

EXTERIOR

To the front there is an attractive brick set driveway with galvanized gates offering parking for two vehicles with a corner border area and gated access to a carport adjoining the house. The carport offers sheltered parking for a smaller vehicle and access to the rear garden. The rear easy to maintain, garden has a very sunny aspect with slate shingled seating areas with borders to the perimeter. Flagged patio in front of the property and a wooden storage shed to the side. Low access storage area suitable for recycling bins etc. The garden and position are a particular feature of this excellent property.

