



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

DIRECTIONS

Proceeding from Abbey Road, turn up Dalton Lane. The property is situated on the right hand side opposite the hospital.

GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Barrow BoRough Council

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.

JH
Homes

JH
Homes

£275,000



1



3



1



Garage & Parking

**115 Dalton Lane, Barrow-in-Furness,
Cumbria, LA14 4PL**

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

SUMMARY SUBJECT TO CLIENT APPROVAL.

An excellent opportunity to purchase a much-improved semi-detached bungalow. Situated in this prominent, popular, and convenient location on Dalton Lane. The property is presented to an excellent standard throughout and is highly recommended for internal inspection. Complimented with PVC double glazing, gas fired central heating system, modern kitchen, bathroom, and fabulous full-length conservatory to the rear. The property has accommodation comprising vestibule hall, sitting room, three bedrooms, fitted kitchen and versatile conservatory. To the rear is a large garage/store building and enclosed rear garden. At the front there is a tarmacked area for parking. This is a great opportunity in a most convenient position.



The property accessed via a uPVC double-glazed door with side window, which opens to the entrance vestibule.

VESTIBULE

3’6” x 4’11” (1.06, x 1.49m)
The entrance vestibule has wood grain effect laminate flooring and door to the metre cupboard. A single glazed patterned glass door opens to the entrance hallway.

ENTRANCE HALLWAY

15’ 0” x 4’ 11” (4.57m x 1.49m)
A spacious most attractive entrance hallway, offering an inviting entry point to the property. There is a wood grain laminate style flooring, which continues into the adjacent sitting room. A lovely hall with attractive classic décor, coving to the ceiling, central heating radiator and modern internal doors to the bedroom's, bathroom, and kitchen. A matching door to a useful storage cupboard. There is access via a drop-down ladder to the loft which is boarded for storage purposes.

SITTING ROOM

15'9"x 12'0" (4.81m x 3.65m)
A lovely light and spacious room with attractive and modern décor. There is a lovely central fireplace feature which is the main focal point of the room. With a pine fire surround, cast inset and a polished granite style hearth with a living coal flame gas fire. The room has coving to the ceiling, ceiling light point, two wall light points, a central heating radiator, TV point and wiring for Sky. An excellent well-presented room with a large uPVC double glazed bay window with fitted venetian blinds to the front elevation.

KITCHEN

10' 7" x 9' 8" (3.21m x 2.95m)
With uPVC double glazed window to the side elevation. A lovely kitchen attractively fitted with a range of modern base and wall units, shaded decor panels which are complemented with a granite work surface, which has a grooved drainer to the inset stainless-steel sink with mixer tap. Appliances include an integrated Neff 5 burner gas hob with matching cooker hood above, a built-in Neff double oven, grills and combination microwave above, further appliances include a fridge and freezer with matching decor panels and candy wine fridge. There are LED lights to the ceiling and a central heating radiator. With modern splashbacks to the work surface, roller door to the boiler cupboard which has the gas combi boiler for the central heating system and hot water systems. The kitchen has a wood grain effect laminate tile floor and a set of uPVC double glazed French doors which open to the adjacent conservatory.

CONSERVATORY/RECEPTION ROOM

25’0” x 8’ 5" (7.61m x 2.57m)
Utilised as a sitting and dining room, this is a fantastic multipurpose area, running along the full rear of the property. Entering, there are uPVC double glazed French doors and windows offering a pleasant outlook to the garden. With a pitched glass roof, wall light point, large central heating radiator and light wood grain laminate flooring. Beautiful room compliment in this excellent property.

BEDROOM ONE

13' 7" x 9' 11" (4.14m x 3.02m)
Attractive double bedroom with modern décor. In excellent proportions with a uPVC double glazed window, with blind that opens to the conservatory, and central heating radiator. The wood grain effect laminate flooring is continued throughout the property.



BEDROOM TWO

10' 4" x 9' 8" (3.15m x 2.95m)
Inviting double bedroom with classic décor, distressed effect laminate flooring and a uPVC double glazed window to the front elevation, overlooking the driveway and hospital beyond. With coving to the ceiling, radiator, ceiling light point and power sockets.

BEDROOM THREE

10' 7" x 7' 0" (3.21m x 2.13m)
Pleasant third bedroom with uPVC double glazed window opening to the conservatory. Spacious bedroom with laminate flooring, radiator, coving to the ceiling and ceiling light point.

BATHROOM

5' 2" x 8' 7" (1.57m x 2.62m)
Lovely bathroom fitted with a three-piece suite, compromising: twin ended bath with mixer tap, quadrant shower cubicle with thermostatic shower and fixed spray head, and pedestal basin. There is a uPVC double glazed window at a high level, inset lights to the ceiling and central heating radiator. The walls are tiled approximately three-quarters of the way up, with the upper part being wallpapered. Again, there is wood grain effect flooring.

WC

2' 8" x 5' 6" (1.57m x 2.63m)
Useful WC facility with a high-level PVC double glazed patterned glass window. Similar to the bathroom, the walls are tiled approximately three-quarters of the way up, with the upper part being wallpapered. Matching the bathroom, the floor has the same wood grain effect flooring and a wall hung wash hand basin.

EXTERIOR

To the front of the property there is off-road parking which is tarmacked. With hedging to the front and side, the driveway continues to the side towards the garage.

GARAGE/STORE

19' 2" x 9' 9" (5.84m x 2.97m)
Excellent facility which is currently utilised as storage with an access door to the front and side plus window. Could be altered back to a working garage with replacement doors if required.

REAR GARDEN

The enclosed rear garden is an attractive feature which has been fenced and screened to be safe for young children/animals etc. Flagged patio with a raised border to the side and artificial grass to allow easier maintenance.

