

## Awaiting Floorplan

### DIRECTIONS

From the centre of Dalton-in-Furness proceed along Market Street turning left onto Abbey Road and then first left up Cemetery Hill. Proceeding up Cemetery Hill which joins Newton Road. Continue along Newton Road taking the last turning on the left into Stainton Drive. Proceed up Stainton Drive and take the fifth turning on the left into Adgarley Way and the property is on the right.

### GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX BANDING: B

LOCAL AUTHORITY: Barrow Borough Council Council

EPC RATING: D

SERVICES: All mains services including, electric, water and drainage to the main sewer.

Awaiting EPC



### Estate Agency Act 1979

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# £170,000



1



2



1



Parking

## 4 Adgarley Way, Dalton-in-Furness, Cumbria, LA15 8XJ

For more information call **01229 314049**

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## AWAITING CLIENT SIGN OFF

Excellent semi-detached bungalow situated in a pleasing cul-de-sac in this popular residential location within Dalton-In-Furness. The property offers a prime retirement property but suited to a range of other buyers as well. With accommodation comprising entrance vestibule, living/dining room, fitted kitchen, inner hall, two bedrooms, bathroom (bedroom two offering access to conservatory). Driveway parking, front and rear gardens with the rear garden being particularly pleasant, private, and enclosed with a useful wooden garden store. The bungalow has a gas fired central heating system and uPVC double glazing. Early inspection is invited and recommended to appreciate the excellent potential this lovely bungalow has to offer. It is offered for sale with early and vacant possession having no upper chain.



Accessed via a uPVC double glazed front door and matching side window which opens to the entrance vestibule.

### VESTIBULE

The vestibule has double doors to a built-in cupboard, the electric circuit breaker point is situated within there, and there is a door leading to the sitting room.

### SITTING ROOM

17' 10" x 10' (5.44m x 3.05m)

A lovely room of good proportions with a light decor finish and feature paper to the chimney breast. There is a central fireplace feature with a decorative fire surround, conglomerate style inset and hearth with a living coal flame effect gas fire. The room has two ceiling light points, two wall light points and a central heating radiator. uPVC double glazed bay window to the front elevation.

### KITCHEN

11' 2" x 7' 2" (3.4m x 2.18m)

Fitted with a range of kitchen units, with a cream shaded shaker style decor panel, wood block effect work surface and tiling to the splashbacks. There is a built-in electric low-level double oven and grill, gas hob and cooker hood above. uPVC window and double-glazed door opening directly to the side driveway. There is recess and plumbing for a washing machine and space for a fridge freezer. Concealed in a cupboard is the gas boiler for the central heating and hot water systems. There is tiling to the floor, panelling to the ceiling and a fitted spotlight track.

From the sitting room a door opens to the inner hallway. The inner hall has a built-in airing cupboard with radiator and access to the two bedrooms and bathroom



### BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Modern bathroom fitted with a three-piece suite in white, comprising wall-hung basin with mixer tap, WC, panelled bath with glazed shower screen, over bath thermostatic shower and mixer tap. There is fitted shelving, fixed mirror, modern panelling to the walls and ceiling with inset lighting. uPVC window to the side elevation with chrome ladder style towel radiator and tiling to the floor.

### BEDROOM ONE

12' 9" x 8' 8" (3.89m x 2.64m) Pleasant aspects to the rear garden through a uPVC double glazed window. This double bedroom is fitted with a range of bedroom furniture comprising wardrobes, bedside units, upper storage lockers as well as a dresser drawer unit and double radiator.

### BEDROOM TWO

8' 8" x 9' 2" (2.64m x 2.79m)

French style single glazed doors opening to the conservatory. A pleasant bedroom with radiator, access to the loft and a combination fan and light to the ceiling.

### CONSERVATORY

8' x 9' 2" (2.44m x 2.79m)

Great area offering a lovely rear seating area with aspects over the garden. There is a central heating radiator, power socket and two wall light points. A door opens to the side garden. There is uPVC double-glazed frame set onto a low wall.

### EXTERIOR

The rear garden is enclosed with a gate to the driveway. At the side there is a flagged patio area with a stone retaining wall. Steps up to a lawn with mature borders, shrubs and bushes. To the side there is a sizeable modern garden storage shed offering good additional storage space. The front garden is open plan and laid to lawn with a driveway to the side offering parking.

