



DIRECTIONS

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



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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GARAGE & PARKING

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Excellent opportunity to purchase a traditional semi-detached home in this popular and sought-after location. The property whilst in need of general modernisation and improvement offers excellent potential to create a comfortable family home with uPVC double glazing, gas central heating system and gardens to the front and rear as well as a driveway and garage. The position is excellent backing onto the school playing field and the house offers superb potential including extension. The location offers convenient access towards the town centre and amenities as well as the railway station with a bus stop situated close to the house. In all an excellent property suited to arrange a buyers including the first time purchaser, family buyer etc, early is recommended and invited.



Accessed through a uPVC double-glazed feature door with oval central pane and matching leaded side window opening into:

ENTRANCE HALL

Staircase leading to first floor, radiator, picture rail and telephone point. Connecting doors to sitting room and kitchen.

LOUNGE

12' 5" x 12' 3" (3.78m x 3.73m)
uPVC double glazed bay window to the front elevation, radiator, central stone effect fireplace with living coal flame effect fire, two wall light points, ceiling light point and picture rail. Open archway to the adjacent dining room.

DINING ROOM

8' 4" x 10' 0" (2.54m x 3.05m)
UPVC double glazed window to the rear looking into the garden. Radiator and connecting door to kitchen.

KITCHEN

8' 4" x 8' 5" (2.54m x 2.57m)
Offering great potential for modernisation and having fitted base, wall and drawer units with work surface over and stainless steel sink unit. Electric cooker point, recess and plumbing for washing machine, and tiling to splashbacks. Door to under stairs shelved pantry. UPVC double glazed door to the side with leaded pattern glass pane and double glazed window to the rear again looking to the garden.

FIRST FLOOR LANDING

Staircase leading to first floor with a turn at the three-quarter level with uPVC double glazed window, access to loft and doors to bedrooms and bathroom.

BEDROOM

10' 4" x 12' 3" (3.15m x 3.73m)
Double room with radiator, picture rail, ceiling light point and power point. UPVC double-glazed bay window to the front elevation with pleasant outlook.

BEDROOM

10' 4" x 10' 11" (3.15m x 3.33m)
Double room, uPVC double glazed window to the rear with an aspect down to the rear garden and beyond to the school playing field. Radiator and picture rail.

BEDROOM

8' 4" x 7' 7" (2.54m x 2.31m)
Good single room with radiator, picture rail and power socket. UPVC double glazed window to the rear again offering an aspect of the garden and school field beyond.



BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m)
Three-piece suite comprising of shower cubicle with thermostatic shower, wash hand basin and WC inbuilt to a unit with concealed cistern and storage cupboard with work surface to side. Chrome ladder style towel radiator, full tiling to walls and panelling to ceiling. Doors to former airing cupboard that has the gas combi boiler for the central heating and hot water systems. UPVC double-glazed window to front.



EXTERIOR

To the front of the house there is a slate wall and gated access to the driveway which leads to the side of the house. The drive offers parking and there is a front garden area with grass and Holly Tree and other shrubs and bushes to the borders. The rear garden has pleasant sunny aspects is grassed with borders around the perimeter. A good-sized garden offering great potential for general landscaping.

GARAGE

Up and over door with concrete sectional construction and offers parking for a smaller car or storage space.

