

#### 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 right into Barnes Avenue. The road filters to the right and left you need to proceed to the left to the top of the hill and the bungalow is situated at the head of the cul-de-sac location on the right hand side. Identified by a Pink For Sale Board

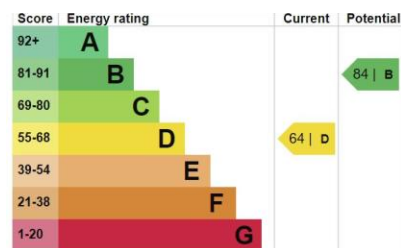
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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**

**24 Barnes Avenue,  
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For more information call **01229 314049**

2 New Market Street  
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Immaculately presented and refurbished three bedroom semi- detached bungalow, situated at the head of a cul-de-sac location. This free flowing true bungalow's accommodation comprises of entrance porch, dining room, light and airy lounge with feature flame LED effect electric fire, fitted kitchen with integrated appliances, three bedrooms and shower room. Benefitting from gas central heating system, double glazing, large drive leading to a detached garage and low maintenance gardens. Offered with the benefit of having no upper chain and ready to walk into condition. Taking all of this into account there really isn't a reason not to view.



Approached via a pedestrian gate and pathway to the front door or alternatively via double black gates opening to the drive with ample parking leading to the garage and side door.

**ENTRANCE PORCH**

PVC door opens directly into the porch. uPVC double glazed window facing the front elevation, vinyl floor covering, half glazed door opening into the dining room.

**DINING ROOM**

10' 9" x 11' 0" (3.28m x 3.35m)  
Accessed from the kitchen or front porch and currently laid out as a dining room or could be utilised as a further reception area depending on the buyers lifestyle creating a more sociable feel. Neutrally decorated walls with grey carpet, overhead lighting, power points and radiator sat beneath the uPVC double glazed window facing the front elevation. Further door with access into the lounge and central hall.

**LOUNGE**

17' 2" x 10' 5" (5.23m x 3.18m) widest points  
Situated to the front of the property having a large uPVC double glazed window with outlook towards the front garden. Focal, wall mounted remote controlled LED electric fire, neutral carpet and decorated walls, painted woodwork and oak effect doors. Inset lighting, power points, tv aerial coax cabling and radiator.

**KITCHEN**

9' 8" x 9' 1" (2.95m x 2.77m)  
Fitted with a range of base, wall and drawer units with work surface over incorporating one and a half bowl sink unit with drainer and mixer tap. Integrated appliances include electric oven, four ring gas hob with extractor hood over, fridge/freezer, dishwasher and recess space with plumbing for washing machine. UPVC double glazed window to the side elevation, inset lighting, power points, vinyl flooring along with open access through to the dining room and access to the rear porch.

**REAR PORCH**

Radiator, uPVC window and door to the rear elevation.

**INNER HALL**

Access to all bedrooms and shower room.

**BEDROOM**

13' 10" x 10' 5" (4.22m x 3.18m)  
Nicely proportioned double room situated to the rear elevation with large uPVC double glazed window. Radiator, neutral decoration with grey carpeting, inset lighting and power points.



**BEDROOM**

9' 1" x 11' 11" (2.77m x 3.63m)  
Further bedroom situated to the rear elevation with pleasant outlook towards the low maintenance garden attained through the picture window. Inset lighting, power points and radiator.

**BEDROOM**

7' 2" x 9' 0" (2.18m x 2.74m)  
Ideal as a single room or those working from home. UPVC window situated to the side elevation, inset lighting and radiator.

**SHOWER ROOM**

4' 6" x 9' 0" (1.37m x 2.74m)  
Three piece white suite comprising of separate double shower enclosure with fixed shower head, low level WC and pedestal wash hand basin with fixed mirror above. Panelling to walls, wall mounted towel rail/radiator, inset lighting and double glazed window to side elevation.

**EXTERIOR**

The bungalow sits at the head of a cul-de-sac with block paved driveway which can easily hold parking for multiple vehicles leading to a detached garage. The rear low maintenance garden has been laid with a decorative stone pathway and two seating areas which are ideal for alfresco dining at the end of a busy day. The front garden has an enclosed boundary wall with mainly gravelled areas and inset shrubs.

**GARAGE**

Detached garage of good proportions with up and over door to front, side courtesy door and power.

