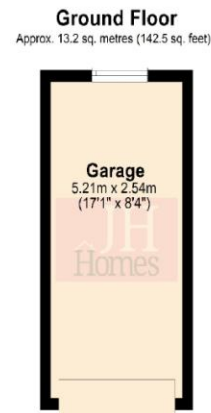


Total area: approx. 85.6 sq. metres (921.2 sq. feet)



Total area: approx. 13.2 sq. metres (142.5 sq. feet)

**DIRECTIONS**

From the centre of Dalton proceed along Market Street and turn left onto Abbey Road, take the next turning on the left to Cemetery Hill. As the road narrows, carry straight onto Newton Road passing the Newton Arms, then take the next turn on the right onto Barnes Avenue and then the next left onto Crompton Drive where the property can be found first on the right identified by a pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/slings.rang.sidelined>.

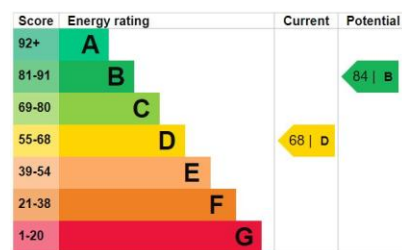
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX BANDING: C

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.



JH Homes

£230,000



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1



GARAGE & PARKING

2 Crompton Drive,  
Dalton-in-Furness, LA15 8ND

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Detached bungalow set on a spacious corner plot in this popular residential position and being offered for sale with early and vacant possession having no upper chain. Superb potential to personalise and modernise to the new owner's requirements as well as being set on an attractive plot with gardens to the front, side and rear with driveway and detached garage accessed from Barnes Avenue. Comprising entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms, modern conservatory, gas fired central heating system and uPVC double glazing. Offering access to nearby bus routes for access to the town centre and amenities this is a great opportunity to purchase a true bungalow in this sought after area.



Accessed through a UPVC double-glazed door that opens into:

**PORCH**

3' 6" x 6' 0" (1.07m x 1.83m)  
Internal glazed multi paned doors to the reception rooms and kitchen. Low-level box housing the electric meter and fuse box.

**LOUNGE/DINER**

19' 9" x 12' 2" (6.02m x 3.72m)  
Lounge Area  
UPVC double glazed window to the front elevation with fitted blinds looking to the front garden. Central art stone fireplace with copper canopy and living flame gas fire, dark wood-stained plate rack, four wall light points and radiator.

**Dining Area**

Radiator and uPVC double glazed window and multi pane door connecting to the inner hallway.

**KITCHEN/BREAKFAST ROOM**

10' 9" x 13' 2" (3.28m x 4.01m)  
'L'-shaped kitchen fitted with a range of base, wall and drawer units with green patterned works surface including breakfast bar and tiling to the upstands. Integrated electric hob, double oven and grill, recess and plumbing for washing machine, space and vent for dryer, and one and a half bowl stainless steel sink with mixer tap.

UPVC double glazed window to the front over looking the front garden, double-glazed door to the side opens to the side garden, radiator and glazed sliding door opening to the inner hall.

**INNER HALLWAY**

Doors to bedrooms, bathroom and access to loft.

**BATHROOM**

4' 7" x 9' 9" (1.4m x 2.97m)  
Fitted with a three-piece suite which has been adapted for disabled use and comprises of side access bath with seat platform, mixer tap shower and further thermostatic shower over the bath, WC with push button flush and pedestal wash hand basin. Full tiling to walls, radiator and uPVC double glazed patterned glass window.

**BEDROOM**

10' 7" x 12' 2" (3.23m x 3.71m)  
Double room with electric light, power and radiator. UPVC double glazed window and door opening to conservatory.

**BEDROOM**

7' 10" x 13' 2" (2.39m x 4.01m)  
Double room situated to the rear with uPVC double glazed window overlooking the rear garden area. Built-in bedroom furniture with mahogany effect finish with three mirrored panel doors, corner shelving and bridging unit. Radiator, power and light.



**BEDROOM**

6' 10" x 9' 9" (2.08m x 2.97m)  
UPVC double glazed window to side elevation overlooking the garden area. Single room with built-in bedroom furniture comprising of wardrobes and bridging unit. Radiator and light.

**EXTERIOR**

Accessed from the front by a galvanised pedestrian gate to a flagged path leading to the front door. The front garden is laid to lawn on either side of the pathway with mature borders and a variety of shrubs and bushes. Extending to the side where there is a path leading to the side door from the kitchen. Pleasant side garden area which is screened to the road with the variety of mature shrubs and bushes beyond which is a gravelled area where there is an aluminium greenhouse and gated access to the driveway. Immediately to the rear there is a good flagged patio area with Rose Arch with mature Rose and further shrubs and bushes. A short flight of steps to a further patio area connecting to the conservatory with a rose garden situated to the rear of the garage. The drive for the property is access from Barnes Avenue and offers off-road parking and access to the garage.

**GARAGE**

17' 3" x 8' 3" (5.27m x 2.52m)  
Single garage with modern up and over door, electric light and power with circuit breaker control point and uPVC double glazed window to the rear.

