



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**DIRECTIONS**

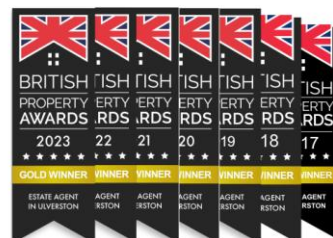
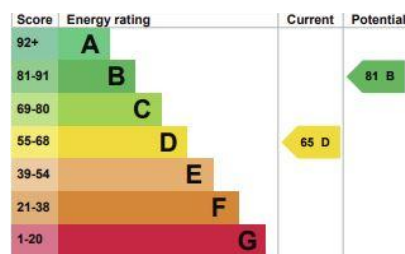
From the offices of JH Homes, proceed to the market cross and turn left onto queen street to the traffic lights where meets the A590. Continue on the road until you come to the second roundabout. Go straight past Crooklands garden centre and drop down the hill into Dalton onto Market Street before turning left onto Station Road. Follow the road along over the railway bridge and round the right and left hand bend into Greystone Lane. You will then see the property almost immediately on the right hand side identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com///final.racks.duos>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electricity, water and drainage.



1



3



2



GARAGE & PARKING



**Estate Agency Act 1979**

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Kilcreggan, Greystone Lane,  
 Dalton-in-Furness, LA15 8PX

For more information call **01229 314049**

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Kilcreggan is a three bedroom detached elevated house situated in a popular location. Entered through a wide hall the property benefits from a spacious feel throughout with the ground floor accommodation comprising of "L" shaped lounge/diner, fitted kitchen and wet room with open tread stairs to first floor with three bedrooms and house bathroom. Benefitting from a gas central heating system, majority double glazing, drive way leading to garage, car port and gardens to front and rear featuring heavily stocked and planted borders backing onto open fields. Suitable to a variety of purchasers being on Greystones Lane which is situated just off the main hustle and bustle of Market Street, you are perfectly located to access a local bakery, florists or tea rooms. Taking all of this into account there really isn't a reason not to view.



Approached via stepped access passing the heavily planted raised gardens to the front door.

#### ENTRANCE HALL

Open tread stairs lead to first floor. Access to 'L' shaped lounge/diner, fitted kitchen, ground floor wet room and storage area.

#### LOUNGE/DINER

11' 7" x 23' 3" (3.53m x 7.09m)

Good sized window to front, set of sliding patio doors to rear with pleasant outlook towards the garden, feature stone fire place housing multi fuel stove, coved ceiling and open archway to dining area.

#### DINING AREA

8' 3" x 8' 5" (2.51m x 2.57m)

Double glazed window to rear offering a pleasant outlook towards the heavily planted gardens.

#### KITCHEN

12' 5" x 10' 0" (3.78m x 3.05m)

Fitted with a range of base, wall and drawer units with wood effect work surface incorporating circular double sink unit with swan necked mixer tap and splashback tiling. Double glazed window to rear, integrated double oven, four ring hob with extractor over, recess space and plumbing for washing machine, overhead light, pelmet lighting, power points and radiator. PVC with glazed inserts to side.

#### WET ROOM

10' 4" x 7' 1" (3.15m x 2.16m)

Non slip flooring, low level, dual flush WC, pedestal wash hand basin and wall mounted shower with self drainer and side screen. Panelling to walls, high level double glazed window and overhead light.

#### FIRST FLOOR LANDING

Double glazed window, wood effect flooring, access to loft, three bedrooms and bathroom.

#### BEDROOM

11' 8" x 16' 5" (3.56m x 5m)

Pleasant outlook towards the gardens and fields through the double glazed window. Exposed flooring, range of fitted wardrobes, two overhead lights, power points and radiator.



#### BEDROOM

8' 8" x 10' 7" (2.64m x 3.23m)

Double glazed window, wood effect flooring, built in storage, overhead light and power points.

#### BEDROOM

9' 10" x 8' 9" (3m x 2.67m)

Suitable as either a bedroom or home office dependant on prospective purchasers requirements. Double glazed window, wood effect flooring, overhead light, power points, coving to ceiling and radiator.

#### BATHROOM

Three piece white suite comprising of low level, dual flush WC, pedestal hand wash basin with central tap and bath with central taps, shower over and side screen. Tiling to walls, wall mounted heated towel rail, underfloor heating, overhead light, storage cupboard and double glazed opaque glazed window to rear.

#### EXTERIOR

Open access from the road to private driveway, access to garage and car port. The front garden is terraced with mature planting and stepped access to the front door. The rear enclosed gardens sits adjacent to open fields offering a uninterrupted outlook and offers mature planting with raised seating area to enjoy relaxing at the end of a busy day in addition the gardens extend to the side with further heavily stocked and planted gardens plus seating and ponds.

#### GARAGE/CAR PORT

18' 9" x 9' 11" (5.72m x 3.03m)

Electric door, power supply, covered car port/storage area ideal as a log store.

