



**JH  
Homes**

**£149,500**



**DIRECTIONS**

From the centre of Dalton-in-Furness proceeding along Market Street and turn left onto Abbey Road. As you drop down the hill take the first turning left onto Cemetery Hill, climb up the hill and after where the road narrows turn left into Coronation Drive. Take the third left into Windermere Close where the property can be found towards the head of the cul-de-sac on the right hand side.

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

<https://what3words.com/imply.counts.funded>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include electricity, gas, water and drainage.



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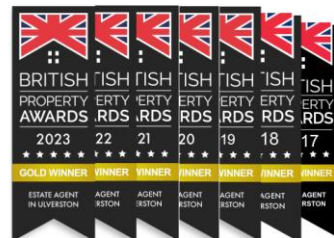
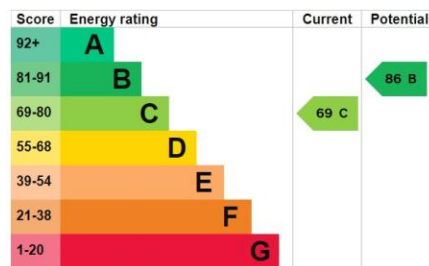
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**GARAGE & PARKING**



**Estate Agency Act 1979**

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**JH  
Homes**

**8 Windermere Close,  
Dalton-in-Furness, LA15 8QT**

For more information call **01229 445004**

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

Situated towards the head of a small cul-de-sac this comfortable two bedroom semi detached home sits on a generous plot and offers driveway, garage with a pleasant good sized rear garden. Comprising of entrance porch, hall, lounge open to dining room, kitchen with two double bedrooms and bathroom to the first floor. Spacious mature gardens particularly to the rear which are screened, driveway parking and detached garage as well as an integral store to the side of the house. Complete with a gas central heating system and double glazing. Considered suitable to arrange a buyer's including the first-time purchaser and offered for sale with early and vacant possession having no upper chain. Early viewing his both invited and recommended to appreciate the pleasant location and great further potential.



Accessed through a double glazed door opening to:

**PORCH**

Double glazed windows and door to entrance hall.

**HALL**

Access to lounge/diner and kitchen. UPVC double glazed window to side and staircase to first floor with under stairs storage area.

**LOUNGE/DINER**

20' 4" x 10' 6" (6.2m x 3.2m) widest points  
UPVC double glazed windows to front and rear with central fireplace with traditional tiled surround and gas fire. Two radiators, wiring for satellite TV and telephone point. Two ceiling light points and power sockets. Connecting door opens to kitchen.

**KITCHEN**

9' 8" x 7' 8" (2.95m x 2.34m)  
Fitted with a range of older style base, wall and drawer units with wood grain effect work surface incorporating stainless steel sink unit with mixer tap and tiled upstands.

Space and point for electric cooker with stainless steel splashback, recess and plumbing for washing machine and further recess for additional appliances if required. PVC door with glazed inserts to a side passageway and door to pantry.

**FIRST FLOOR LANDING**

UPVC double glazed window, access to loft, doors to two bedrooms and bathroom. Built in cupboard housing Valiant gas combi boiler for the heating and hot water systems.

**BEDROOM**

13' 6" x 8' 11" (4.11m x 2.72m)  
Double room with two uPVC double glazed windows to front. Radiator, electric light and power.

**BEDROOM**

11' 1" x 10' 2" (3.38m x 3.1m) widest points  
Double room with uPVC double glazed window to rear looking down the rear garden. Radiator, power points and light.



**BATHROOM**

6' 5" x 5' 4" (1.96m x 1.63m)  
Three piece coloured suite comprising of bath with mixer tap, shower fitment and fitted shower rail, pedestal wash hand basin and WC. Double glazed window with fitted blind, half modern panelling and tiling to walls and radiator.

**EXTERIOR**

To the front of the property are galvanized railings and gates giving access to the drive leading to a garage. Front grassed garden area and hedging to either side. To the side is a PVC door with glazed insert connecting to the rear garden and gives access to the outhouse.

The rear garden is surprisingly spacious and offers a good degree of privacy with hedging to the perimeters with mature shrubs and bushes and offers a perfect outdoor space ideal for the enthusiastic gardener or young family. Gated access between the garage and the outhouse leading to the front of the property.

**GARAGE**

15' 8" x 8' 8" (4.78m x 2.64m)  
Up and over door, side door and window.

**OUTBUILDING**

9' 9" x 5' 8" (2.97m x 1.73m)  
Double glazed window to rear and electric light.

