

Total area: approx. 138.0 sq. metres (1484.9 sq. feet)

DIRECTIONS

Proceed into Dalton-in-Furness along Ulverston Road and down Crooklands Brow, continuing past Tudor Square and onto Market Street. Take the turning on the left hand side into Station Road, follow up Station Road passing the railway station and over the railway bridge and as the road bears round to the right keep left onto Greystones Lane, proceed up Greystones Lane and pass Stavely House Care Home, turn left onto the Greenhills Development, keep left and the property can be found on the right hand side.

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

<https://what3words.com/tortoises.dandelions.overheat>

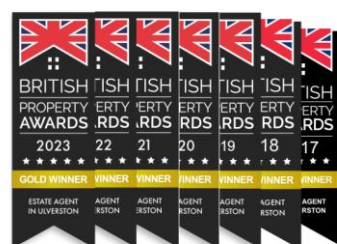
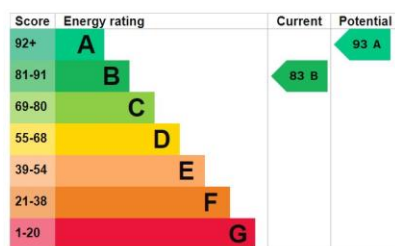
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness 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

£340,000



1



4



1



GARAGE & PARKING

2 Greenhills Way, Off Greystone Lane,
Dalton-in-Furness, LA15 8FG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Very well presented four bedroom semi detached home situated on this prestigious development on the outskirts of Dalton in Furness. Constructed by Barker Developments Limited, the property has been occupied since construction approximately 18 months ago, offering a beautiful home ready for early occupation which is set on a generous sized plot, double width driveway, integral garage and a attractive extensive enclosed gardens to rear and side - ideal for alfresco dining to enjoy at the end of a busy day. The free flowing accommodation with modern layout and lifestyle offers entrance hall, lounge, kitchen/diner, utility room, WC, garage, four bedrooms, master with en-suite and family bathroom. Gas central heating system, uPVC double glazing. Presented to a high standard of decoration and presentation throughout. Convenient access to Dalton and its amenities, and the elevated position offers some pleasant views particularly from the front. A lovely home ready for immediate occupation with early viewing is highly recommended.



Accessed through a composite style front door with double glazed insert opening into:

ENTRANCE HALL

Grey wood grain LVT flooring, radiator and staircase to first floor.

LOUNGE

16' 1" x 13' 0" (4.92m x 3.98m) plus bay
Double glazed box bay window to front with aspect over the front garden and driveway towards the countryside beyond. Oak style wooden doors to hall and downstairs store. Media point for TV etc with satellite wiring, radiator and two ceiling light points.

KITCHEN/DINER

16' 6" x 9' 11" (5.03m x 3.02m)
Set of PVC double glazed French doors and double-glazed window all with fitted blinds providing direct access to the rear garden. Fitted with a modern range of high gloss base, wall and drawer units with grey patterned work surface incorporating quartz style one and a half bowl sink and drainer with mixer tap and matching upstand. Prima glass topped five burner gas hob with modern cooker hood over and electric double oven and grill below. Built in dishwasher and fridge and freezer, modern LED lighting to kick plate and LED lights to ceiling. Grey wood grain effect flooring, radiator and ample space for a family sized table. Oak style to utility room.

UTILITY ROOM

9' 6" x 5' 5" (2.92m x 1.67m)
'L' shaped utility room with double glazed pattern glass door to side, uPVC double glazed window, fitted base cupboards and work surfacing incorporating stainless steel sink unit, wall mounted Vaillant gas boiler and recessing and plumbing for washing machine and dryer. Grey wood grain effect flooring, radiator and Oak style doors to garage and WC.

WC

5' 9" x 3' 3" (1.75m x 0.99m)
Two piece suite in white comprising of wash hand basin with mixer tap inset to vanity unit with cupboard under and WC. UPVC double glazed pattern glass window, radiator and tiled floor.

FIRST FLOOR LANDING

Access to bedrooms and family bathroom with modern Oak style doors. Airing cupboard with Vaillant pressurized and insulated hot water storage tank.

MASTER BEDROOM

14' 8" x 9' 6" (4.47m x 2.9m) plus window
Double glazed window with aspect over the surrounding countryside. Radiator, power sockets and TV point. Door to ensuite.

ENSUITE

7' 8" x 6' 1" (2.35m x 1.86m)
Comprising of shower cubicle with glazed sliding door, the mostatic shower with fixed rain head and flexi track spray, dual flush WC and wash hand basin with mixer tap inset to vanity unit with storage under and mirror over. Tiled to wet areas and half walls, tiled floor, tall chrome ladder style towel radiator, inset lights to ceiling and ducted extraction. UPVC double glazed pattern glass window to rear.



BATHROOM

8' 7" x 6' 1" (2.64m x 1.86m)
Modern four piece suite in white comprising of bath with central mixer tap, quadrant shower with the mostatic shower, fixed rain head and flexi-track spray, wash hand basin with mixer tap inset to vanity unit with cupboard under and WC. Tiled to wet areas and half walls, chrome ladder style towel radiator, uPVC double glazed window and ducted extraction.

BEDROOM

12' 7" x 9' 5" (3.85m x 2.89m)
Double room to rear of the property with uPVC double glazed windows offering our pleasant aspect down to the garden and to the countryside beyond. Ceiling light point, power points and radiator.

BEDROOM

13' 6" x 9' 5" (4.12m x 2.89m)
Further double room to front of the property with radiator, ceiling light point, power points and uPVC double glazed window to front.

BEDROOM

7' 6" x 6' 7" (2.29m x 2.01m)
Single room situated to the front with radiator, ceiling light point and power points.

EXTERIOR

To the front is a wide brick set drive and access to garage plus borders and lawn. The rear offers an excellent enclosed garden with sizable patio. Enclosed area with fencing and gates.

GARAGE

20' 4" x 9' 6" (6.21m x 2.90m)
Single garage with electric up and over door. Power points and ceiling light point.

