



DIRECTIONS

Driving through Dalton with Tudor Square to your Right. Continue along Market Street and turn Left onto Abbey Road. Turn left onto Cemetery Hill, proceed through the narrows onto Newton Road. Continue along Newton Road and take the fifth turn on the left onto Stainton Drive before taking the fourth turning onto Langdale Crescent where the property can be found on the right hand side.

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

<https://what3words.com/duke.communal.footpath>

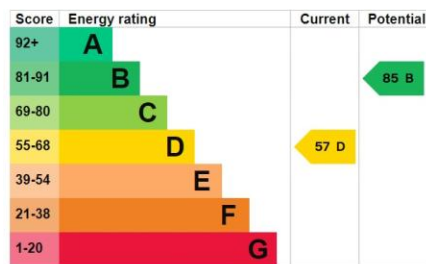
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, water, gas 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.



£210,000



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PARKING

**46 Langdale Crescent,
Dalton-in-Furness, LA15 8NS**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Attractive and well presented semi detached home situated in this popular residential location within the popular town of Dalton in Furness. Offering well proportioned three bedroom accommodation with a good standard of internal presentation and décor and benefiting from driveway and attractive, level and spacious rear garden. Comprising of porch, lounge, kitchen/diner with three bedrooms and modern bathroom to the first floor. Complete with a gas fired central heating system, uPVC double glazing and brick set drive to front and side as well as a most pleasant enclosed rear garden with patio, lawn, borders and play area to the end. Comfortable home suited to a range of buyers including the family purchaser, with early viewing both invited and recommended.



Accessed through a feature PVC door with double inserts into:

PORCH

4' 8" x 5' 0" (1.42m x 1.52m)
 Pattern glass double glazed windows to two sides, tiled floor and modern wooden door with glazed inserts giving access to lounge.

LOUNGE

15' 10" x 14' 6" (4.83m x 4.42m) widest points
 Central, feature fireplace with cream surround, black hearth and inset with electric pebble glow fire. Coving to ceiling, radiator, door to electric meter cupboard, further door to understairs store and modern wooden internal doors to staircase and kitchen/diner.

KITCHEN/DINER

14' 8" x 9' 7" (4.49m x 2.93m)
 Fitted with an attractive range of modern base, wall and drawer units with wood block effect work surface incorporating one and a half bowl sink and drainer with mixer tap. Integrated gas hob with glass splashback and cooker hood over, double oven and grill.

UPVC double glazed window overlooking the garden with fitted blind, recess and plumbing for washing machine, recess for fridge/freezer, integrated dishwasher, grey woodgrain effect vinyl flooring and radiator. Sliding double glazed patio door giving access to the rear garden area.

FIRST FLOOR LANDING

UPVC double glazed window with fitted blind, access to loft and modern internal doors to bedrooms and bathroom.

BEDROOM

15' 7" x 8' 3" (4.76m x 2.53m)
 Double room with uPVC double glazed window to front with fitted blind, radiator and ceiling light point.

BEDROOM

10' 2" x 8' 4" (3.1m x 2.54m)
 UPVC double glazed window to rear with fitted blind looking down to the rear garden. Ceiling light point and radiator.



BEDROOM

7' 5" x 5' 11" (2.26m x 1.8m) plus entry
 Single room with radiator, uPVC double glazed window with pattern glass pane, ceiling light point and cupboard over the stairs housing the Ideal Exclusive gas boiler for the central heating and hot water system.

BATHROOM

6' 2" x 5' 11" (1.89m x 1.82m)
 Modern attractive three piece suite in white comprising of bath with glazed shower screen, over bath thermostatic shower with flexi-trackspray and mixer tap, WC with push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboards under. Full modern panelling to walls in a grey tile effect finish and white panelling to the ceiling. Grey shaded towel radiator, uPVC double glazed pattern glass window with fitted blind and woodgrain effect vinyl flooring.

EXTERIOR

Brick set drive offering parking and access to further drive to side. Pleasant front area with shaped border with mature shrubs and bedding plants. Gated access to side to rear garden.
 The rear garden is of a good size and offers a level outdoor recreation space with flagged patio, raised border lawn and borders to side plus play area with bark mulch flooring. Concrete hardstanding to side.

