

Total area: approx. 90.2 sq. metres (970.4 sq. feet)

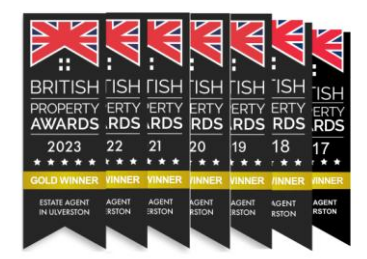
DIRECTIONS

Proceed into Dalton from the Ulverston direction. Passing Tudor Square before turning left into Station Road, continue up Station Road, proceed over the bridge and turn immediately left onto Tantabank. Take the next right onto Siskin Avenue and at the top turn right and the property can be found a short drive on the left hand side.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/handy.fiery.hardening>

GENERAL INFORMATION

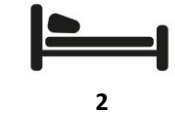
TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness District Council
SERVICES: Mains drainage, water, gas and electricity are all connected.



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.



£195,000



**31 Kestrel Drive,
Dalton-in-Furness, LA15 8QA**

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Semi detached two/three bedroom dormer bungalow offering a comfortable home requiring general modernisation and refurbishment to the new owner's requirements. Family sized accommodation comprising of porch, hall, lounge, inner hall, kitchen, wet room/shower room, bedroom/dining room with access to sunroom to the ground floor with two further double bedrooms, boiler/store room plus a WC to the first floor. Set on a pleasant plot with gardens to the front and rear, shared driveway, single garage and pleasant enclosed sunny rear garden. Complete with gas central heating system and double glazing the property is offered with early and vacant possession having no upper chain. Early viewing to appreciate the potential is recommended.



Accessed through a solid PVC door into:

PORCH

3' 11" x 9' 7" (1.19m x 2.92m)
Two uPVC double glazed windows with fitted blinds and wooden internal door providing access to hall.

HALL

14' 7" x 6' 4" (4.44m x 1.93m)
Staircase to first floor, open under stairs area and louvered doors to storage cupboards with hanging rails and shelves plus further shelved unit with meters. Radiator, uPVC double glazed window and door to lounge.

LOUNGE

15' 11" x 11' 5" (4.85m x 3.48m)
UPVC double glazed window to front with fitted blind, central, feature fireplace with living coal flame gas fire and tiled hearth. Two wall light points, two ceiling light points and door to rear to inner hall.

INNER HALL

Access to kitchen, ground floor shower room and bedroom/dining room.

BEDROOM

13' 6" x 8' 2" (4.11m x 2.49m)
Double room with radiator and set of PVC double glazed doors opening to sunroom.

SUN ROOM

6' 0" x 9' 2" (1.83m x 2.79m)
Door to side giving access to garden, uPVC double glazed windows offering a pleasant outlook over the garden and beyond.

KITCHEN

8' 10" x 9' 5" (2.69m x 2.87m)
Fitted with an older range of base, wall and drawer units with light patterned work surface over incorporating one and a half bowl sink unit with mixer tap and tiled splashbacks. Integrated electric hob with cooker hood over, low level oven and recess and plumbing for washing machine. UPVC double glazed tilt and turn window offering a pleasant aspect to the garden and beyond. Broom cupboard, tile effect vinyl flooring, radiator and half glazed PVC door to garden.

SHOWER ROOM/WET ROOM

5' 8" x 6' 1" (1.73m x 1.85m)
Modern shower room fitted with a three piece suite in white comprising of wash hand basin with mixer tap inset to vanity unit with drawers and cupboards under, WC with push button flush and fitted shower to wall with shower rail and floor drain. Modern panelling to walls, radiator and extractor fan.

FIRST FLOOR LANDING

Access to boiler/storeroom, two bedrooms and WC.



BEDROOM

8' 4" x 17' 4" (2.54m x 5.28m) including wardrobes
Double room situated to rear with two uPVC double glazed windows offering a fabulous view over the rear garden, the rooftops of Dalton and countryside beyond with Black Combe in the distance. Radiator, ceiling light point and range of wardrobes.

BEDROOM

10' 10" x 10' 7" (3.3m x 3.23m)
Further double room to front with a range of fitted bedroom furniture including cupboards, drawers and bridging unit. Radiator and uPVC double glazed window with fitted blind.

WC

4' 5" x 4' 5" (1.35m x 1.35m)
Fully tiled room fitted with a two piece suite comprising of pedestal wash hand basin and WC. U PVC double glazed pattern glass window and mirror fronted bathroom cabinet.

STORE/BOILER ROOM

7' 9" x 3' 1" (2.36m x 0.94m)
Ideal gas boiler for the heating and hot water systems, lagged hot water storage tank and cold water storage tank. Access to further storage area over stairs and uPVC double glazed window to front with fitted blind.

EXTERIOR

Shared driveway with a neighbouring property giving access to the single garage. Pleasant front garden area with rockery and flags, well stocked with the variety of shrubs and bushes.
To the rear is gated access from the drive to an enclosed garden with a short flight of steps leading down to a flagged area with a variety of shrubs and bushes to the perimeters, potting shed to corner and attached greenhouse.

GARAGE

Up and over door, electric light and power socket.

