



**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 first left into Dalton Fields Lane 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 approximate "What Three Words"

<https://what3words.com/trimmer.moderated.ambient>

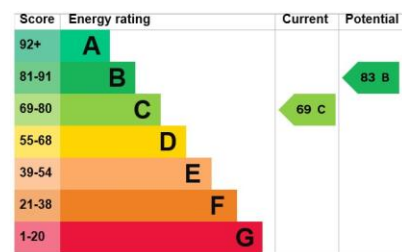
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, 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.



**£175,000**



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PARKING

**9 Dalton Fields Lane,  
Dalton-in-Furness, LA15 8PA**

For more information call **01229 445004**

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Traditional semi detached house situated in an excellent position with the benefit of gardens to front and rear and drive. Having been in the same family occupation since original construction and now offered for sale with no upper chain and ready for immediate occupation. Recently undergone some restoration including decoration, carpeting throughout plus a modern kitchen and wet room complete with gas fired central heating system and uPVC double glazing. Comprising entrance porch, hall, lounge, dining room, kitchen, side lobby/porch with WC and store plus three bedrooms and a wet room to the first floor. Lovely home is perfect for a range of buyers including the first time or family purchaser and early viewing is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door with double glazed inserts opening to:

#### PORCH

Wood panelling to walls and two uPVC double glazed windows with blinds. Aluminium door with double glazed inserts giving access to an entrance hall.

#### ENTRANCE HALL

UPVC double glazed window to side, radiator, door to meter cupboard and further door to under stairs store. Access to lounge and kitchen.

#### LOUNGE

14' 7" x 10' 10" (4.46m x 3.32m)  
Modern central, feature fireplace with Oak style fireplace with conglomerate inset and hearth and living coal flame gas fire. Ceiling light point, two wall light points, radiator and uPVC double glazed window to front offering a pleasant aspect down the garden. Doorway to side to dining room.

#### DINING ROOM

10' 0" x 8' 11" (3.06m x 2.73m)  
UPVC double glazed window to rear looking to the garden. Radiator and connecting door to kitchen.

#### KITCHEN

10' 1" x 8' 5" (3.07m x 2.57m)  
Fitted with a range of base, wall and drawer units with modern metallic bar handles, light wood grain effect work surface incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Gas cooker with cooker hood over, radiator, recess for fridge and recess and plumbing for washing machine. Half glazed door with access to rear porch/lobby and door to traditional pantry with a single glazed window and shelving. UPVC double glazed window overlooking the rear garden.

#### PORCH/WC

PVC door with double glazed patterned inserts to front with further matching door to rear. Additional door to useful storage cupboard and folding door to WC with push button flush WC and radiator.

#### FIRST FLOOR LANDING

Stairs to first floor, uPVC double glazed window, access to loft and storage cupboard.

#### BEDROOM

12' 0" x 10' 11" (3.66m x 3.33m)  
Double room to front with radiator, uPVC double glazed window offering a pleasant aspect and central ceiling light.



#### BEDROOM

12' 11" x 10' 0" (3.94m x 3.05m) widest parts  
Further double room with fitted cupboards housing the boiler for the central heating and hot water systems. Radiator, ceiling light point and uPVC double glazed window to rear looking down the garden.

#### BEDROOM

9' 3" x 7' 11" (2.82m x 2.41m) widest points  
Single room with uPVC double glazed window to front offering a pleasant aspect. Door to over stairs cupboard with shelving and ceiling light point.

#### SHOWER ROOM

6' 2" x 5' 4" (1.88m x 1.63m)  
Modern wet room with panelling to walls, the rmomatic shower with floor drain, wash hand basin and WC. UPVC double glazed window to rear.

#### EXTERIOR

Set of double gates to tarmac drive to the front, the side offers a well tended lawn, mature border with variety of shrubs and bushes with private hedging. Access to side/lobby to rear garden. The rear garden has is pleasant and sunny with lawn, mature borders, aluminium framed greenhouse and door to store.

#### STORE

8' 0" x 5' 10" (2.45m x 1.80m)  
Garden store with electric light.

