



DIRECTIONS

On entering Dalton-in-Furness down Crooklands Brow, continue past Tudor Square and take the turning on the left onto Station Road. Continue up Station Road with the station to the right, proceed over the bridge and the road bears right then left onto Greystones Lane. Proceed up the hill continuing towards the top of Greystones Lane taking turning on the right onto Coronation Drive, then take the next left into Buttermere Drive where the property can be found on the left before the corner.

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

<https://what3words.com/sums.committee.kings>

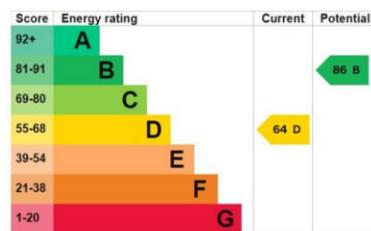
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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.



£120,000



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**40 Buttermere Drive, Dalton-in-Furness,
Cumbria, LA15 8QW**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent traditional mid terraced house situated in this popular residential location to the outskirts of Dalton in Furness. Needing general modernisation whilst still offering great potential for the right buyer. UPVC double glazing, gas fired central heating system and comprising of lounge/diner, kitchen, three bedrooms and bathroom, with gardens to the front and rear. The location offers convenient access not only to the town centre and its amenities but also is close to a bus route as well as nearby primary school. In all an excellent property offering a great opportunity in a popular residential position with early viewing recommended.



Accessed through a PVC door opening into:

PORCH

Staircase to first floor, electric meter cupboard and coat hooks to wall.

LOUNGE/DINER

20' 1" x 11' 4" (6.12m x 3.45m)
Double glazed windows to front and rear, fitted gas fire, two radiators and two ceiling light points. Connecting door to kitchen.

KITCHEN

11' 4" x 9' 2" (3.45m x 2.79m)
Fitted with an older range of base, wall and drawer units with high gloss work surface over incorporating stainless steel sink and drainer tiled splashbacks. Additional open gallery shelving, glazed display cabinets and understairs store. Recess and plumbing for washing machine and fitted gas hob and electric oven. Door to lobby with PVC door with double glazed inserts opening to front and further PVC door with double glazed inserts and window to rear.

FIRST FLOOR LANDING

Access to bedrooms, bathroom and door to boiler cupboard with the 'Main' boiler for the central heating system.

BEDROOM

11' 5" x 11' 1" (3.48m x 3.40m)
Double room with uPVC double glazed window to front, radiator and door to over stair storage cupboard.

BEDROOM

8' 9" x 14' 2" (2.67m x 4.32m)
Further double room with uPVC double glazed window to rear with a pleasant outlook towards Stavelly house and the lake beyond. Radiator, electric light and power.

BEDROOM

11' 1" x 6' 7" (3.40m x 2.01m)
Single room with radiator, ceiling light point and uPVC double glazed window to front.



BATHROOM

6' 9" x 5' 4" (2.07m x 1.65m)
Fitted with a three piece suit in pink comprising of bath with electric shower over, pedestal wash hand basin and WC. Complementary splashback tiling, radiator and uPVC double glazed window.

EXTERIOR

Approached by a shared path with the neighbouring property. The front garden has hedging, mature shrubs, bushes and slate shingle covering. Pleasant rear garden with mature shrubs and bushes offering further great potential for general landscaping.

