

Total area: approx. 79.6 sq. metres (856.4 sq. feet)

**DIRECTIONS**

From the centre of Dalton-in-Furness proceed along Market Street turning left onto Abbey Road and then first left up Cemetery Hill. Proceeding up Cemetery Hill which joins Newton Road. Continue along Newton Road taking the last turning on the left into Stainton Drive. Continue to the top of Stainton Drive and take the last turning on the left into Marton Close where the property can be found facing you on the right.

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

<https://what3words.com/crucially.solves.decorate>

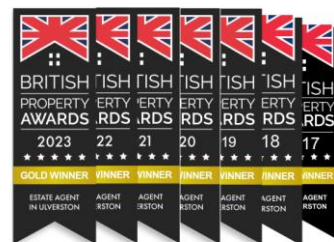
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and water 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.



JH Homes

£285,000



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PARKING

2 Marton Close,  
Dalton-in-Furness, LA15 8XL

For more information call **01229 445004**

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Superb, detached family home beautifully and stylishly presented situated in this excellent location to the edge of Dalton-In-Furness. Completely modernised and re-imagined by the current owners to offer a superb extended and stylishly presented home with far reaching views to the rear and lovely gardens. Comprising of entrance hall, lounge/diner, modern kitchen open to family area with doors to garden, three bedrooms and modern shower room. Gas central heating system, uPVC double glazing, driveway as well as a detached garage currently utilised as a general store. The rear garden is beautifully presented, well stocked and has sunny aspects with pleasant open views. The property is highly recommended for viewing to appreciate the excellent accommodation and presentation it offers.



Entered through a modern composite door with patterned glass panes that opens into:

#### ENTRANCE HALL

Attractive woodgrain effect LVT flooring in a herringbone pattern with border, uPVC double glazed window to side, staircase to first floor and fitted shoe cupboard. Radiator with high level shelf and wooden half glazed door to lounge/diner.

#### DINING ROOM

13' 1" x 12' 3" (3.99m x 3.73m)  
Double glazed bay window to front with fitted blind that offers a pleasant aspect towards the front garden, drive and neighbouring properties beyond. Central feature, fireplace with black fire surround, slate hearth and light conglomerate style inset, housing the electric pebble glow fire. Ceiling light point, ample power sockets and door to under stairs store. Open archway to kitchen.

#### KITCHEN

15' 4" x 11' 5" (4.67m x 3.48m)  
Modernised and redesigned over the last three years, fitted with a comprehensive range of base, wall and drawer units with wood grain effect work surface incorporating sink with mixer tap to central island dividing the kitchen with the family area. Integrated appliances include fridge, freezer, dishwasher and washing machine. Electric Neff double oven and grill, induction hob and extracting cooker hood over. Wall mounted concealed gas boiler for the central heating and hot water system, tall column central heating radiator and PVC door with double glazed inserts to side driveway.

#### LOUNGE

13' 10" x 12' 0" (4.22m x 3.66m)  
Set of PVC double glazed French doors and matching side windows to rear offering a fabulous aspect to the rear garden and farmland beyond. UPVC double glazed picture window to side giving a lovely view again beyond neighbouring properties to the surrounding Farmland. Three Velux double glazed roof lights to ceiling, inset LED lighting, modern column radiator to the wall and LVT flooring in a herringbone pattern with border.

#### FIRST FLOOR LANDING

UPVC double glazed window and access point to loft. Modern wooden internal doors to bedrooms and shower room.

#### BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m) plus recess  
Double room with uPVC double glazed window with fitted blind offering a pleasant aspect beyond the neighbouring properties to the countryside and hills beyond. Radiator and ceiling light point.

#### BEDROOM

9' 3" x 8' 9" (2.82m x 2.69m)  
Further double room to the rear with recess ideal for wardrobe storage space. UPVC double glazed window offering far reaching views beyond the property boundary over the surrounding countryside with Barrow and the Bay in the distance. Ceiling light point and radiator.



#### BEDROOM

6' 8" x 6' 6" (2.04m x 1.99m)  
Single room currently used as a dressing room with fitted hanging rails, shelving and door to useful cupboard over the stairs currently housing a tumble dryer. UPVC double glazed window to front with fitted blind offering a pleasant aspect beyond the neighbouring properties over the surrounding countryside including Black Combe in the distance. Ceiling light point and radiator.

#### SHOWER ROOM

6' 0" x 5' 3" (1.83m x 1.6m)  
Stylish modern shower room with glazed shower cubicle, thermostatic shower, flexi-track spray and fixed rain head fitting, pedestal wash hand basin with mixer tap and WC with push button flush. Full tiling to walls, woodgrain tiling to floor, uPVC double glazed tilt and turn window with pattern glass pane to rear and chrome ladder style towel radiator.

#### EXTERIOR

Approached by a brick set drive which has been extended to include a gravelled hard standing creating additional parking. Attractive well stocked and mature borders. Driveway continuing to the side of the house with gated access to a gravel area accessing the garage.  
The rear garden is beautifully presented, to include a decked seating area offering fabulous aspects over the garden, and countryside beyond. Lawn with flag stepping stones leading to a flagged patio that offers additional seating. The garden borders are beautifully presented and stocked with the wide variety of shrubs and bushes. At the rear of the garage is a useful general storage area, gated access to the far side of the property leading back round to the front.

#### GARAGE

17' 4" x 8' 3" (5.29m x 2.52m)  
Brick built single garage with up and over door and double glazed door to side. Electric light and power.

