



Total area: approx. 84.6 sq. metres (911.1 sq. feet)

DIRECTIONS

Traveling through Dalton towards Barrow-in-Furness, turn off Market Street onto Abbey Road and take the first turning Left onto Cemetery Hill. At the top of the hill pass through the narrowing and turn right onto Green Lane before reaching the Newton Arms Pub. Continue a short distance where the property can be found on the left.

The property can be found by using the following What3Words [///store.bless.slack](https://www.what3words.com/#!/store/bless.slack)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains gas, electric, water and drainage are all connected.

PLEASE NOTE: Works have been carried out since the EPC was commissioned in 2018.



Estate Agency Act 1979

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£220,000



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PARKING

**1 Green Lane,
Dalton-in-Furness, LA15 8LZ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous semi detached home situated in an excellent location facing open fields and convenient for local amenities and access to Dalton Town Centre. Having been greatly improved and extended by the current owners to offer a stylish modern home perfect for a range of buyers including the family purchaser. Comprising of porch, spacious hall, ground floor bathroom, utility, lounge, open plan kitchen/diner with bifold doors to garden as well as three bedrooms and a modern shower room to the first floor. Complete with gas central heating system, uPVC double glazing, attractive enclosed rear garden, driveway and workshop/store. Highly recommended for internal inspection to appreciate the excellent presentation and stylish accommodation.



Accessed through a grey PVC door with double glazed patterned glass upper panes opening into:

PORCH

4' 0" x 4' 11" (1.22m x 1.5m)
Tiled floor, uPVC double glazed pattern glass window and access into hall.

HALL

12' 11" x 7' 5" (3.94m x 2.28m)
Light woodgrain effect laminate flooring, traditional style grey painted radiator, staircase to first floor with painted newel post, handrail and spindles. Wood panelling to side with door to store cupboard, electric light, power and modern white painted internal doors to lounge and bathroom.

BATHROOM

7' 6" x 7' 10" (2.30m x 2.39m)
Modern three piece suite comprising of oval freestanding bath with floor standing mixer tap, WC with push button flush and wash hand basin inset to vanity unit with doors to storage under and black swan neck mixer. Tiled floor, tiled splashbacks, modern effect paneling to one wall, inset lights to ceiling, extractor fan and recessed utility cupboard with plumbing for washing machine and shelf for a dryer.

LOUNGE

15' 7" x 9' 5" (4.76m x 2.88m)
Attractive central feature, fireplace with wooden mantel shelf, slate hearth and housing wood burning stove. UPVC double glazed window to front with fitted blind looking towards the garden. Modern grey column radiator, electric light, power and feature pine roller doors to kitchen/diner.

KITCHEN AREA

15' 8" x 8' 0" (4.79m x 2.46m)
'L'-shaped room extending from the rear of the property, with light wood grain laminate flooring, set of grey bifold doors opening to the rear deck and garden beyond with uPVC double glazed window to the side. Fitted with an attractive range of base, wall and drawer units with marble effect work surface that also extends to create a breakfast bar area. Recess point for range cooker with fixed glass splashback, cooker hood over and inset single drainer sink unit, recess and plumbing for dishwasher. Further recess for fridge, freezer and additional storage space to side. Open to:

DINING AREA

7' 2" x 8' 8" (2.20m x 2.65m) widest points
Feature wooden shelf/breakfast bar with radiator under.

FIRST FLOOR LANDING

Spacious landing area with uPVC double glazed window, access to loft and power socket. White panel doors to three bedrooms and shower room.



BEDROOM

11' 11" x 9' 7" (3.64m x 2.93m) widest points
Double room with light woodgrain effect laminate flooring, uPVC double glazed window offering a lovely aspect towards farmland and the Churchfield opposite.

BEDROOM

9' 7" x 8' 10" (2.94m x 2.71m)
Further attractive room with uPVC double glazed window to rear, radiator, wood grain effect laminate flooring, electric light and power.

BEDROOM

8' 4" x 7' 4" (2.56m x 2.24m)
Single room currently utilised as a dressing room with built in hanging rails. Radiator, uPVC double glazed window, ceiling light point.

SHOWER ROOM

6' 0" x 7' 9" (1.85m x 2.38m)
Modern shower room fitted with a three piece white suite comprising of wall hung wash hand basin with drawers under and mixer tap, WC with push button flush and walk in glazed shower cubicle with fixed rain head shower. Attractive modern panelling around the shower area, tiling to floor and tall column feature radiator. UPVC double glazed pattern glass window, inset lights to ceiling and extractor fan.

EXTERIOR

To the front of the property is a pleasant landscaped front garden area with lawn and slate shingled borders. Slight path and shingled area to side extending to the drive to create easier parking. Access to side is by way of a gate to a gravelled hardstanding beyond which is the former garage utilised as a workshop/store.
The rear garden is a particular feature of the property is enclosed and attractively landscaped with an area of decking immediately to the rear of the kitchen bifold doors with steps down to a patio area, beyond which is an area of lawn. The garden is fenced and enclosed and has a slate shingled seating area to the rear of the workshop.

WORKSHOP

Roller door, electric light and power.

