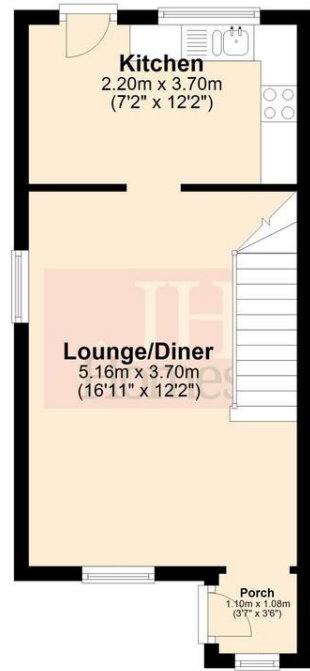
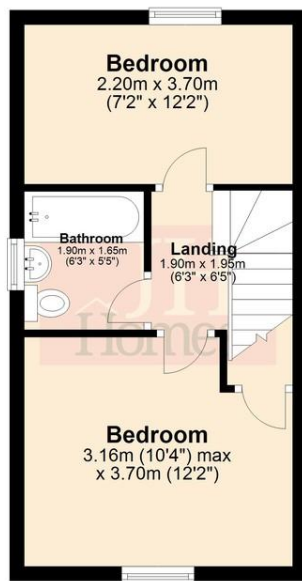


**Ground Floor**  
Approx. 28.9 sq. metres (310.9 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 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 the property can be found near the end of the road on the left hand side just after the turning into Bardsea Close.

The property can be found by using the following "What Three Words" <https://what3words.com/acrobats.crumb.closed>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, 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.



**£180,000**



1



2



1



PARKING

**57 Stainton Drive,  
Dalton-in-Furness, LA15 8XD**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Semi detached house situated in this most popular and sought after location to the edge of Dalton in Furness. Perfect for a range of buyers and an ideal first-time purchase or for those looking for their first garden and off-road parking. Good standard of presentation throughout and was fully modernised and improved by the current owner to offer a most comfortable home that will be appreciated upon inspection. Comprising of porch, lounge/diner, kitchen with two bedrooms and a bathroom to the first floor. Complete with driveway to front and side, pleasant enclosed rear garden, gas central heating system and double glazing, making an excellent property that is recommended for early viewing.



Accessed through a Mahogany shaded PVC door with leaded and pattern glass panes opening to:

**PORCH**

UPVC double glazed window to front, coat hooks to wall, light wood grain laminate flooring and open access to lounge.

**LOUNGE/DINER**

16' 11" x 12' 2" (5.16m x 3.71m)  
UPVC double glazed windows to front and side, inset lights to ceiling, TV bracket to wall and an open under stairs area. Stairs to the side of the room lead to the first floor and space for dining table.

**KITCHEN**

12' 1" x 7' 2" (3.69m x 2.20m)  
Fitted with a modern range of base, wall and drawer units with black work surface over incorporating sink and drainer with mixer tap and up stands. Integrated appliances include Bosch microwave, Beco electric fan assisted oven and electric hob with glass splashback, cooker hood over, washing machine and dishwasher as well as space for fridge freezer.

UPVC double glazed window overlooking the rear garden and half glazed PVC door with access to the rear garden. Tall black column radiator, tiling to floor and inset lights to ceiling.

**FIRST FLOOR LANDING**

Modern wooden doors to two bedrooms and bathroom. Inset lights to ceiling, power socket and access to loft.

**BEDROOM**

10' 4" x 12' 2" (3.15m x 3.71m) widest points  
Double room with uPVC double glazed window to front with fitted blind, ceiling light point, radiator and double doors to storage cupboard with shelving over the stairwell.

**BEDROOM**

7' 2" x 12' 2" (2.18m x 3.71m)  
UPVC double glazed window that looks down to the rear garden and beyond to neighbouring properties. Ceiling light point, power and radiator.



**BATHROOM**

6' 3" x 5' 5" (1.91m x 1.65m)  
Modern bathroom comprising of three piece suite comprising of bath with shower over, screen and mixer tap, pedestal wash hand basin and dual flush WC. Fully tiled walls and floor, chrome ladder style towel radiator, inset lights to ceiling, expel air extractor, electric shaver point and uPVC double glazed pattern glass window to side.

**EXTERIOR**

To the front of the property is grassed area with drive that extends to the side of the property and gated access to the rear. The rear garden is well presented and offers an excellent recreation area with flagged patio, lawn, raised gravel bed to the end and useful garden storage shed.

