



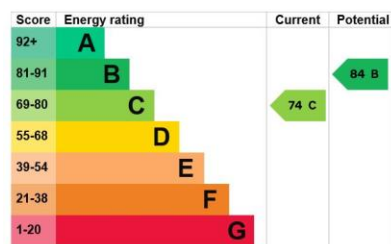
Total area: approx. 124.9 sq. metres (1344.2 sq. feet)

DIRECTIONS

Proceeding into Dalton-in-Furness, down Crooklands Brow and turning left onto Station Road. Continue up the hill and bearing right over the bridge and left into Hollygate Road. Continue along, taking the last turning on the right into Devoke Water Gardens and the property can be found on the left hand side. The property can be found by using the following approximate What3Words ///quoted.sprouts.broached

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains gas, electric, water and drainage 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.



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GARAGE & PARKING

15 Devoke Water Gardens,
Dalton-in-Furness, LA15 8LG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent family home situated in a lovely cul-de-sac position within the town of Dalton in Furness and positioned towards the top of Cemetery Hill and Hollygate Road. Perfect for the family buyer having been extended and is very well presented throughout. Comprising of entrance hall, ground floor cloaks/WC, lounge, breakfast kitchen, dining room, integral garage, utility room and three good bedrooms to the first floor plus family bathroom. Complete with attractive gardens that are enclosed to the rear with lovely sunny elevations and the advantage of a double width driveway to the front and integral garage. The location offers convenient access not only for the town centre, and amenities but for access towards Barrow in Furness and beyond. In all a superb home that will be fully appreciated upon inspection with early appointments available through the office of JH Homes.



Accessed through a feature PVC door with double glazed leaded and pattern glass panes and side window opening into:

HALL

Woodgrain Karndean flooring in a grey herring bone design, modern column radiator, modern wooden internal doors to cloakroom/WC, under stairs store with light and coat hooks to wall, lounge, breakfast kitchen and stairs to first floor.

WC/CLOAKROOM

6' 1" x 4' 2" (1.85m x 1.27m)

Modern two piece suite comprising of wash hand basin inset to vanity unit with cupboards along one wall, tiled splashback and WC with concealed cistern and push button flush. UPVC double glazed window with fitted blind, extractor fan, chrome ladder style towel radiator, tiling to floor and panelling to ceiling with inset lights.

LOUNGE

13' 7" x 12' 10" (4.14m x 3.91m)

Coving to ceiling, feature media wall with recess and wiring for television with stylish electric log glow effect fire below. UPVC double glazed window to front with fitted blind offering a pleasant aspect onto the garden area. Ample power sockets, central ceiling light point and radiator.

KITCHEN/DINER

9' 7" x 22' 6" (2.92m x 6.86m)

Spacious kitchen/diner with fixed breakfast bar to the dining area with cupboard under and French doors lead to the garden. Fitted with an attractive range of base, wall and drawer units with grey patterned work surface over incorporating stainless steel sink and drainer with mixer tap.

Integrated gas hob with glass splashback and cooker hood over, built in electric fan assisted over and Neff, eye level microwave, built in dishwasher and recess for American style fridge/freezer with water dispenser. UPVC double glazed window to rear garden, radiator, two spotlight tracks and engineered wood grain flooring. Modern wooden door to dining room and PVC door with double glazed insert to garage.

DINING ROOM

13' 2" x 8' 8" (4.01m x 2.64m)

UPVC double glazed windows to front and rear with fitted blinds, radiator and central ceiling light point.

GARAGE

15' 5" x 9' 2" (4.7m x 2.79m)

Up and over door, wall cupboards to one side, electric light and power. Door to utility room.

UTILITY ROOM

6' 3" x 9' 2" (1.91m x 2.79m)

Tiled floor, white tiling to splash backs, recess and plumbing for washing machine and space for dryer under the work surface incorporating stainless steel sink unit. Fitted base and wall cupboards, wall mounted Worcester gas boiler for the heating and hot water systems and PVC door and window looking to and giving access to the rear garden.

FIRST FLOOR LANDING

Attractive and spacious landing with uPVC double glazed pattern glass window, modern wooden doors to bedrooms, bathroom, useful store shelved storage cupboard and loft access.



BEDROOM

12' 8" x 13' 2" (3.86m x 4.01m)

Double room situated to the rear of the property with uPVC double glazed window that gives a lovely aspect not only down the garden but beyond over the cemetery. Range of fitted bedroom furniture including dresser drawer unit, bedside units and fitted wardrobes to one wall with central mirror door panel. Radiator and ceiling light point.

BEDROOM

9' 7" x 10' 6" (2.92m x 3.2m)

Further double room with uPVC double glazed window offering a pleasant aspect to the front. Radiator, ceiling light point and door to over stairs wardrobe with hanging rail and shelf.

BEDROOM

9' 7" x 9' 0" (2.92m x 2.74m)

Small double or larger single room depending on requirements, uPVC double glazed window to rear offering an aspect to the garden and beyond to the cemetery grounds.

BATHROOM

6' 0" x 9' 0" (1.83m x 2.74m)

Fitted with a three piece suite in white comprising of tiled panelled bath with glazed shower screen and over bath shower, WC with push button flush and wall hung wash hand basin with mixer tap and mirror fronted bathroom cabinet above with electric shaver point. Full tiling to walls and floor, modern panelling to ceiling with inset lights and extractor fan to wall. Chrome ladder style towel radiator, uPVC double glazed pattern glass window to front with tiled sill and surround.

EXTERIOR

To the front of the property is a brick set double width driveway with offers access to the attached garage. Area of lawn to the front with border area housing shrubs and bushes. Gated access to side leading to the rear garden.

The rear garden is an attractive feature of the property and offers a good degree of privacy and attractive sunny elevations with flagged patio, path and additional slate shingle seating area. Point for central clothes dryer, low stone retaining wall with mature border behind stocked with shrubs and bushes and to the far side a further slate shingle area and garden storage shed.

