

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 immediately on the Left.

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

<https://what3words.com/loom.unframed.declines>

EPC To Follow



**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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.



**£220,000**



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GARAGE &  
PARKING

**1 Marton Close, Dalton-in-Furness,  
Cumbria, LA15 8XL**

For more information call **01229 445004**

2 New Market Street  
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Excellent semi detached house situated in this popular and sought after residential location to the top of Stainton Drive. Positioned on a corner plot with open plan front garden and lovely enclosed rear garden which gets a good degree of sunlight particularly in the afternoon and evening. Complete with private driveway, single garage and offers comfortable accommodation presented to an excellent standard throughout with gas central heating system and double glazing. Comprising of entrance hall, lounge, modern fitted kitchen/diner with French doors to garden, staircase to first floor with three bedrooms and bathroom. In all an excellent property in a popular and convenient location considered suitable for a wide range of buyers with early viewing both invited and recommended.



Accessed through a feature grey shaded door with two double glazed leaded upper panes and pattern glass window to side. Door to:

#### ENTRANCE HALL

Radiator, coat hooks to wall and grey wood grain effect laminate flooring. Modern wooden doors to kitchen/diner, lounge and stairs to first floor.

#### LOUNGE

15'3" x 11'3" (4.67m x 3.45m) widest points  
Two uPVC double glazed windows, including box bay window and both having fitted blinds to the front. Central, feature fireplace with log flame effect fire, coving to ceiling, electric light, power and radiator.

#### KITCHEN/DINER

15'3" x 9'4" (4.67m x 2.85m)  
Modern dining kitchen attractively fitted with a range of high gloss, base, wall and drawer units with black quartz style work surface over incorporating one and a half bowl sink and drainer with mixer tap and white tiled upstands. Wall mounted central heating boiler for the hot water and heating system. Recess for American style sized fridge freezer, recess and plumbing for washing machine and gas hob with glass splash back, modern cooker hood over and low level oven. UPVC double glazed window and set of PVC double glazed French doors in the dining area giving access to and overlooking the garden. Radiator, ample space for dining table, TV bracket to wall and door to useful under stairs storage area.

#### FIRST FLOOR LANDING

Radiator, access to loft and modern wooden doors to bedrooms and bathroom.

#### BEDROOM

8'9" x 11'6" (2.68m x 3.51m)  
Double room with two uPVC double glazed windows both with fitted blinds positioned to the front and side, both of which give a pleasant view beyond neighbouring properties towards the countryside in the distance. Mirror fronted sliding door wardrobe to alcove, radiator, TV bracket to wall and coving to ceiling.

#### BEDROOM

8'9" x 9'4" (2.68m x 2.85m)  
Situated to the rear of the property with uPVC double glazed window again giving a lovely aspect beyond the neighbouring properties towards the hills in the distance. Built in wardrobe with double doors, TV bracket to wall, radiator, electric light and power.



#### BEDROOM

6'2" x 8'6" (1.88m x 2.59m)

Good single room currently used as a home office/study with wood grain laminate flooring, radiator and uPVC double glazed window to front with fitted blind giving a pleasant aspect between the neighbouring properties, towards the countryside beyond.

#### BATHROOM

6'2" x 6'2" (1.90m x 1.89m)

Modern bathroom fitted with a three piece suite in white comprising of WC with push button flush, pedestal wash hand basin and bath with glazed shower screen and over bath Mira electric shower. Fully tiled to walls and floor, tall chrome ladder style towel, radiator and uPVC double glazed pattern glass window.

#### EXTERIOR

To the front of the property is a pleasant open plan grassed garden area with path leading up to the front door. To the side is an enclosed and level garden offering pleasant sunny aspects and good degree of privacy. Flagged patio, raised deck and lawn with borders. The garden offers excellent sunshine throughout the afternoon and early evening and offers a pleasant outside recreational area. To the corner of rear garden is a PVC door to the garage.

#### GARAGE

16'6" x 8'2" (5.03m x 2.50m)

Single garage with electric light, power and up and over door with parking in front.

