

DIRECTIONS

On entering Dalton-in-Furness down Crooklands Brow, continue past Tudor Square and take the turning on the left onto Station Road. Continue up Station Road with the station to the right, proceed over the bridge and the road bears right then left onto Greystones Lane. Proceed up the hill continuing towards the top of Greystones Lane taking turning on the right onto Coronation Drive, then take the next left into Buttermere Drive follow round the corner and the property is on the left towards the end.

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

<https://what3words.com/helped.pushes.bunks>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, water, gas and electricity are all connected.



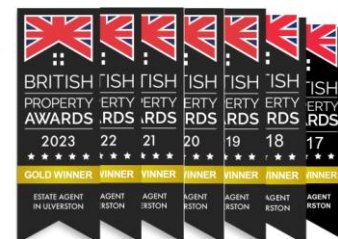
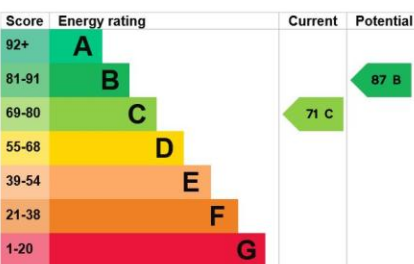
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Estate Agency Act 1979

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10 Buttermere Drive,
 Dalton-in-Furness, LA15 8QW

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhomes.net

Traditional mid terraced house situated to the edge of this popular residential development. Offering convenient access to local amenities, including nearby primary school bus routes and access to the town centre and amenities of Dalton-in-Furness. Offered for sale with vacant possession, having no upper chain and early internal inspection is invited to appreciate this comfortable home and excellent potential it offers. Comprising of entrance vestibule, lounge, kitchen, with three bedrooms and a wet room to the first floor. Front forecourt garden area offering potential to create off road parking subject to the usual requirements and pleasant enclosed rear garden, complete with gas central heating system and uPVC double glazing. In all a great property in a convenient location with viewing recommended.



Accessed through a choice of two PVC doors with double glazed inserts giving access to the main vestibule or kitchen vestibule.

ENTRANCE VESTIBULE

Electric meter, coat hooks to wall, staircase to first floor and half glazed wooden door to lounge.

LOUNGE

20' 0" x 11' 5" (6.1m x 3.48m) widest points
Feature fireplace with wood stained fire surround, conglomerate style hearth and inset living coal flame gas fire with brass trim, ceiling light point, radiator and dado rail. UPVC double glazed window to front and uPVC double glazed patio doors to rear both with fitted blinds, the rear giving access to the garden. Feature half glazed door to kitchen.

KITCHEN

16' 10" x 11' 2" (5.13m x 3.4m) widest points
Fitted with a range of base, wall and drawer units with light pattern work surface incorporating sink and drainer with mixer tap and grey tiling to upstands. Integrated gas hob with cooker hood over, low level oven, built in fridge freezer and recess and plumbing for washing machine. Feature timbers to ceiling, two uPVC double glazed windows to rear and half glazed PVC door with double glazed inserts to rear garden. Door to under stairs store, access to front vestibule area with PVC door with glazed inserts to front, radiator and grey wood grain effect laminate flooring.

FIRST FLOOR LANDING

Radiator, access to loft, door to boiler cupboard housing the gas combi boiler for the heating and hot water systems. Further doors to bedrooms and wet room.

BEDROOM

11' 3" x 11' 4" (3.45m x 3.47m)
Good sized double room with radiator, ceiling light point, uPVC double glazed window and door to useful over stairs storage cupboard with hanging rail.



BEDROOM

8' 5" x 8' 6" (2.57m x 2.60m)
Further double room with uPVC double glazed window to rear giving a pleasant aspect down to the rear garden and open farmland beyond, radiator and ceiling light point.

BEDROOM

11' 1" x 6' 7" (3.38m x 2.01m)
Single room with uPVC double glazed window to front, radiator and ceiling light point.

WET ROOM

5' 4" x 6' 9" (1.65m x 2.08m)
Mira thermostatic shower with flexi track spray and fixed rain head shower with floor drain and shower rail, low level, dual flush WC and pedestal wash hand basin with mixer tap. Modern panelling to the walls and ceiling, extractor fan, radiator and uPVC double glazed window to rear with pattern glass pane.

EXTERIOR

To the front of the property is a pedestrian gate giving access to the path leading to the front doors. The front garden is laid to grass with a flagged path and low walls to the boundary. To the rear is an enclosed garden area with lower flagged patio, grassed area and banking beyond which is farmland.

