

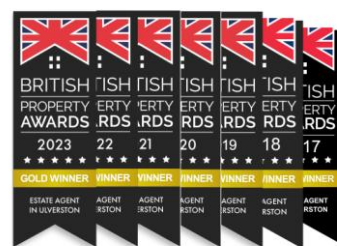
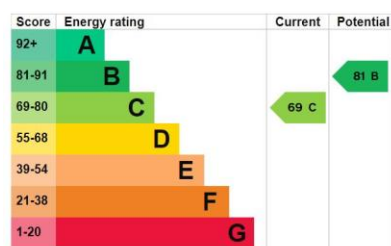
DIRECTIONS

From our office, follow the A590 in the direction of Swarthmoor. Continue into Dalton and follow Market Street until you reach the lefthand turn onto Abbey Road. Proceed onto Abbey Road then turn left onto Cemetery Hill. Follow onto Newton Road and passed the Newton Pub on your right-hand side. After a short while, turn left into Stainton Drive and continue up the hill, turning right into Baycliff Drive. Follow the road round to the left where you will find the property on your right hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/diggers.hiked.surgical>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: Mains drainage, gas, water and electricity 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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PARKING

24 Baycliff Drive,
 Dalton-in-Furness, LA15 8XE

For more information call **01229 445004**

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

Situated in a popular residential area of Dalton towards the head of a quiet cul-de-sac, we are delighted to offer for sale this well presented three bedroom family home with driveway and low maintenance garden to rear. Benefitting from a gas fired central heating system, double glazing and comprises of entrance vestibule, spacious lounge with gas fire, kitchen, conservatory with three bedrooms and family bathroom to the first floor plus a loft room. Complete with parking for several vehicles giving access to the front entrance door and side aspect and to the rear of the property is a patio area and low maintenance garden with storage shed. Suitable for a variety of buyers and close to local amenities.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to lounge and stairs to first floor.

LOUNGE

15' 0" x 10' 9" (4.58m x 3.30m)

UPVC double glazed windows to front, gas fire with complimentary plinth, radiator and door to:

KITCHEN

14' 6" x 10' 9" (4.42m x 3.30m)

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer with Bristan instant hot water tap, chrome handles and contrasting splash back tiling. Integrated electric oven with gas hob and cooker hood over. Space and plumbing for dishwasher, plumbing for washing machine and space for American style fridge/freezer. Wall mounted combination boiler for the hot water and heating system. UPVC double glazed window to conservatory and open double doorway to:

CONSERVATORY

13' 3" x 8' 10" (4.05m x 2.71m)

Wood laminate flooring, radiator, PVC double doors to rear garden and uPVC double glazed windows to rear garden.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom. Stairs to loft room and uPVC double glazed window to side.

BEDROOM

10' 0" x 7' 11" (3.06m x 2.43m)

Double room with uPVC double glazed window to rear with views and radiator.

BEDROOM

14' 4" x 7' 11" (4.38m x 2.43m)

Further double room with uPVC double glazed window to front and radiator.



BEDROOM

7' 1" x 6' 1" (2.17m x 1.86m)

Single room with radiator and uPVC double glazed window to front.

BATHROOM

Modern three piece suite comprising WC, wash hand basin and bath with shower over. Tiling to walls and uPVC double glazed window to rear.

LOFT ROOM

14' 7" x 10' 8" (4.45m x 3.26m)

Roof window, eaves storage, light and power.

EXTERIOR

Ample parking to the front with access to entrance door and gate to side. Enclosed, low maintenance garden to rear with workshop offering light and power. Outside tap and electric points.

