

FREEHOLD



# 11 ADGARLEY WAY, DALTON-IN-FURNESS, LA15 8XJ

## £240,000

### FEATURES

- Two Bedroomed Semi Detached Bungalow
- Attractive Plot - End Of A Cul-De-Sac
- Gas CH System & UPVC DG
- Porch, Lounge & Dining Room
- Modern Kitchen & Shower Room
- Conservatory
- Detached Garage
- Gardens Front, Side & Rear
- Extensive Driveway
- No-Chain Involved



Semi-detached bungalow set back from the road and situated in a quiet cul-de-sac off Stainton Drive, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. Suited to a variety of buyers, in particular the retired person(s) and is set in attractive gardens to the front, side and rear, with driveway, detached garage and comfortable accommodation. Comprising of entrance porch, lounge, dining room, kitchen and rear hallway giving access to the two bedrooms, shower room and conservatory accessed by way of a bedroom with views of the rear garden. Extensive driveway giving access to the garage and well-established gardens to the front, side and rear. Completed with gas central heating system and uPVC double glazing as well as a good standard of presentation this excellent home is recommended for early viewing. The location offers convenient access to the towns of Barrow-in-Furness and Ulverston.

Accessed through a PVC door into:

**ENTRANCE PORCH**

Cloaks cupboard, window and door to dining room.

**DINING ROOM**

*11' 0" x 8' 6" (3.35m x 2.59m)*

Window to front, radiator and open doorway to:

**LOUNGE**

*16' 8" x 10' 9" (5.08m x 3.28m)*

Bow window to front, marble effect surround and hearth. Radiator, door to hallway and open doorway to:

**KITCHEN**

*8' 5" x 8' 8" (2.57m x 2.64m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with tiled splashbacks and brass handles. Integrated eye level electric double oven, four ring gas hob with cooker hood over, upright fridge/freezer and space and plumbing for wash machine. Ceiling light point and window to rear.

**INNER HALL**

Storage cupboard, doors to bedrooms and shower room.

**BEDROOM**

*14' 2" x 8' 2" (4.32m x 2.49m)*

Wardrobes, radiator and sliding patio doors to conservatory.

**CONSERVATORY**

*9' 1" x 9' 2" (2.77m x 2.79m)*

Windows over looking the garden, PVC door with glazed inserts to patio, polycarbonate roof and radiator.

**BEDROOM**

*11' 10" x 11' 1" (3.61m x 3.38m) widest points*

Window, storage cupboards and radiator.



## SHOWER ROOM

Three piece suite comprising of walk in double shower, low level, dual flush WC and vanity unit with drawers housing sink with mixer tap. Tiled to compliment, radiator and window to side.

## EXTERIOR

Set on a good sized plot with ample parking giving access to the front entrance porch, garage and rear garden. The rear offers a fantastic garden which is enclosed for privacy considerations and enjoys a sunny aspect with lawn and patio.

## GARAGE

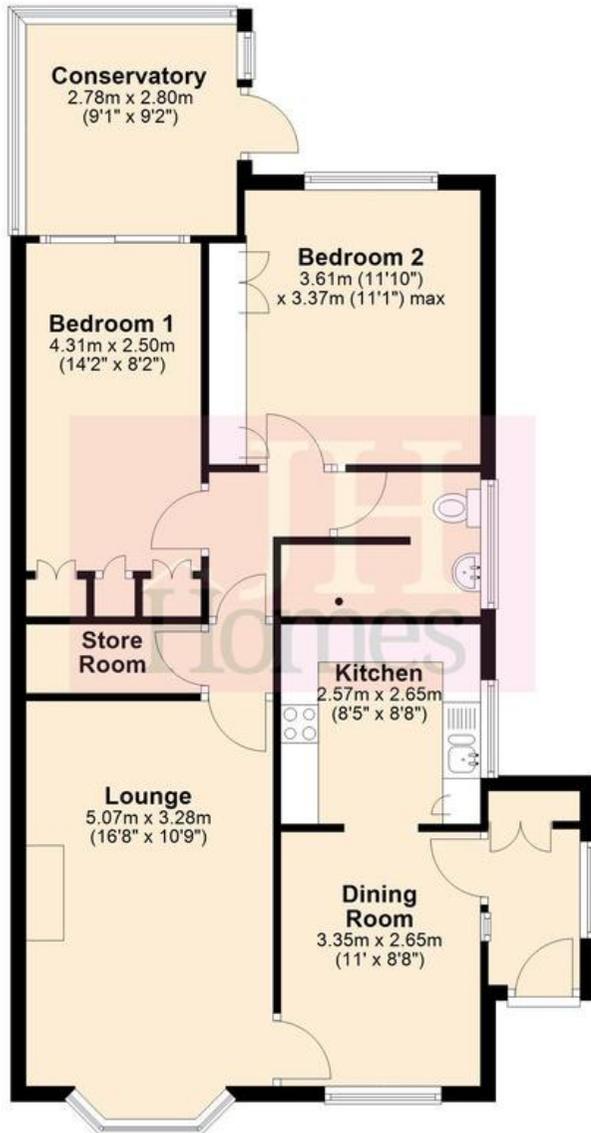
17' 2" x 8' 2" (5.23m x 2.49m)

Up and over door, light and power.



### Floor Plan

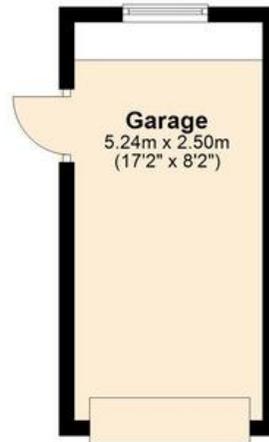
Approx. 80.5 sq. metres (866.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.7 sq. feet)

### Floor Plan

Approx. 13.1 sq. metres (141.0 sq. feet)



Call us on  
**01229 445004**

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

### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, passed the Newton Arms and before Newton Crossroads turn left into Stainton Drive. Follow the road up the hill until you reach Adgarley Way on your left, where the property can be found on your left.

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

<https://w3w.co/freshes.t.organisms.leopard>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

