

Total area: approx. 136.2 sq. metres (1466.4 sq. feet)

**DIRECTIONS**

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road towards Mill Brow, turning left where you will find the property.

The property can be found by using the following "What Three Words" <https://w3w.co/chairs.recruiter.areas>

**GENERAL INFORMATION**

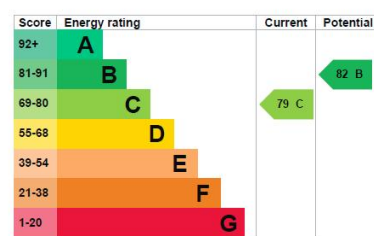
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, water and electricity are all connected. Drainage is by way of a septic tank.

PLEASE NOTE: The property has the benefit of solar panels which feed the electric and have a battery storage.



**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.



JH Homes **£495,000**



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PARKING

**The Willows, Mill Brow,  
Dalton-in-Furness, LA13 0PE**  
 For more information call **01229 445004**  
 2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent detached bungalow set back from the road with private driveway and situated in a substantial plot of approximately 1.1 acre off Mill Brow, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. The property would be suitable for a variety of buyers, in particular the investment buyer as the plot is sizeable enough to add an extra dwelling (subject to relevant planning permission). Comprising of conservatory, inner hallway, lounge with multifuel burner, dining room and kitchen, utility room, rear porch, three good sized bedrooms and shower room. Externally there is a veranda/decking to the front with views over the front garden and open fields beyond as well as the excellent sized rear garden with several outbuildings. Complete with extensive driveway access to the rear garden and rear porch, gas central heating system, uPVC double glazing, solar panels with battery as well as a good standard of presentation this excellent home is recommended for early viewing.



Accessed through a door into:

**CONSERVATORY**

12' 1" x 8' 3" (3.68m x 2.52m)

UPVC double glazed windows to front garden, two radiators and door to:

**HALL**

Radiator, doors to dining room, three bedrooms and shower room.

**BEDROOM**

13' 0" x 14' 1" (3.96m x 4.29m)

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

**BEDROOM**

12' 10" x 11' 0" (3.92m x 3.35m)

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

**BEDROOM**

10' 0" x 11' 0" (3.05m x 3.35m)

Internal window to the rear porch and radiator.

**SHOWER ROOM**

Modern three piece suite comprising of low level, dual flush WC, wash hand basin and walk in double shower cubide. Internal window to utility room and modern paneling to walls.

**DINING AREA**

9' 10" x 10' 0" (3m x 3.05m)

Radiator, double doors to lounge and open to kitchen.

**LOUNGE**

23' 2" x 17' 9" (7.06m x 5.41m)

Double glazed sliding patio doors to the veranda, uPVC double glazed window to rear, multifuel stove with wooden mantle over and radiator.



**KITCHEN**

10' 9" x 11' 8" (3.28m x 3.56m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, central island, chrome effect handles and pastel shaded recess tiling. Integrated electric oven and gas hob with cooker hood over, space for American style fridge/freezer and uPVC double glazed window to rear. Door to:

**UTILITY ROOM**

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to rear, space and plumbing for washing machine and wall mounted combination boiler for the hot water and heating system.

**REAR PORCH**

6' 2" x 7' 3" (1.88m x 2.21m)

Window to side and external door to rear garden.

**EXTERIOR**

Extensive, private driveway from Mill Brow leading to ample parking and extensive lawned gardens to the rear extending to approximately 1.1 acres.

