

JH Homes **£235,000**



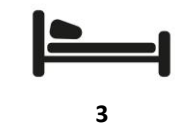
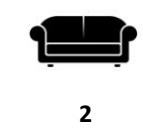
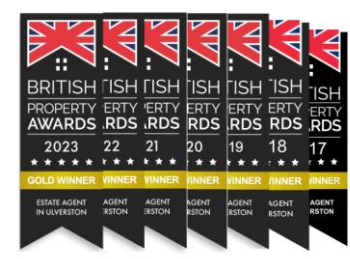
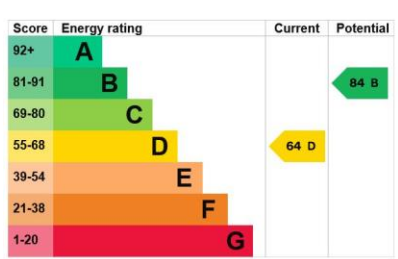
DIRECTIONS

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 and turn left before the turning into Stainton Drive. Take the first Left parallel to Newton Road and the property is on the right towards the head of the cul-de-sac.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including gas, electric, water and drainage

The property can be found by using the following "What Three Words" <https://w3w.co/browser.sweetener.clauses>



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.

**5 Calder Drive,
 Dalton-in-Furness, LA15 8NG**

For more information call **01229 445004**

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

Excellent semi detached property situated in this popular residential location towards the head of a small cul-de-sac. Having been well cared for by the current owner and is well presented throughout to offer a comfortable, extended family home perfect for a range of buyers including the family purchaser. Comprising of entrance vestibule, spacious lounge, inner hall, shower room, fitted kitchen and dining area, garden room all to ground floor with three bedrooms, the master having an ensuite WC to the first floor. Set on a pleasant plot with drive, garage and pleasant mature gardens. Complete with gas fired central heating system and uPVC double glazing. A super property that offers a comfortable family home with great potential for general modernisation and updating.



Accessed through a modern PVC double glazed front door with leaded and pattern glass upper panes and pattern glass pane to side. Opening into:

VESTIBULE

Louvred door cupboards at one side housing the gas and electric meters as well as the Worcester gas combi boiler for the central heating and hot water systems. Modern white painted door into:

LOUNGE

14' 9" x 18' 7" (4.5m x 5.66m)
Coving to the ceiling, central fireplace with dark wood stained fire surround with tiled inset and hearth and housing living coal flame effect gas fire. UPVC double glazed bow window to front with deeper sill, leaded upper panes and fitted blinds. Further uPVC double glazed window to side, radiator, three wall light points and two ceiling light points. Door to inner hall.

HALL

Stairs to first floor, louvred doors to useful under stairs storage cupboard, radiator and further doors to kitchen and shower room.

SHOWER ROOM

6' 1" x 7' 1" (1.85m x 2.16m)
Modern room with three piece suite in white comprising of glazed shower cubicle with thermostatic shower and chrome handrails, wall hung wash hand basin with monobloc mixer tap and WC with push button flush.

Wood grain effect, laminate style flooring, modern panelling to the walls and door to useful storage cupboard with shelf. UPVC double glazed pattern glass window and blind, chrome ladder style towel radiator and fixed mirror to wall.

KITCHEN

9' 1" x 9' 9" (2.77m x 2.97m)
Fitted with a range of base, wall and drawer units with light pattern work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to upstands. Integrated gas hob, double oven and grill with cooker hood above the gas hob. Integrated dishwasher, washing machine and fridge. UPVC double glazed window offering a pleasant aspect to the rear garden area and PVC door with double glazed inserts. Open to:

DINING ROOM

Radiator, coving to ceiling and archway to garden room.

GARDEN ROOM

8' 11" x 8' 6" (2.72m x 2.59m)
Set of PVC double glazed patio doors overlooking and opening to the rear garden with window to side. Gas wall heater, wall light and ceiling light points.

FIRST FLOOR LANDING

Loft access and doors to all bedrooms.



BEDROOM

12' 1" x 11' 9" (3.68m x 3.58m)
Double room with uPVC double glazed window with fitted blind to side, radiator as well as a range of bedroom furniture to include dresser drawer unit and borrowed light window to landing. Door to WC.

WC

Two piece suite comprising of low flush WC with push button flush on a saniflow style system and wash hand basin inset to vanity unit with tiled splash back and mirror with light above. Louvred door to walk in airing cupboard with shelving and rail and further door to eaves storage.

BEDROOM

9' 1" x 9' 9" (2.77m x 2.97m)
Double room situated to rear with uPVC double glazed window overlooking the rear garden and radiator.

BEDROOM

9' 1" x 8' 6" (2.77m x 2.59m)
Good sized single room with built in wardrobe, radiator and uPVC double glazed window.

EXTERIOR

Approached by a brick set drive leading to the garage with path to side leading to a lean to store. Front forecourt garden which has lawn with mature borders offering a variety of shrubs and bushes and stepped access towards the front door.
From the side of the drive is a gate leading to the enclosed rear garden, where there is a lower flagged patio area with raised border and a set of steps to the corner leading to a lawn with hedge to the perimeter and access to a summer house and borders beyond.

GARAGE

Up and over door with electric light and power and window to rear.

