

Total area: approx. 84.3 sq. metres (907.2 sq. feet)

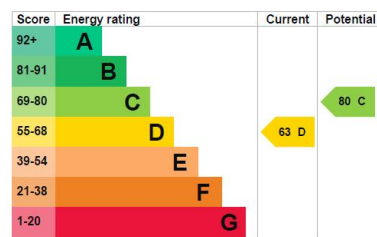
**DIRECTIONS**

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road and follow the road round and over the railway bridge and continue into Greystone Lane. After a short while turn left into Brent Avenue, and take your first right into Dunlin Drive, where number the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/watching.fractions.punk>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: B  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electric.



**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

£215,000



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PARKING

12 Dunlin Drive,  
Dalton-in-Furness, LA15 8PY

For more information call **01229 445004**

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Excellent semi detached property situated in this popular residential location at the lower end of a small cul-de-sac off Brent Avenue in Dalton. Having been well cared for by the current owner and offers a comfortable home perfect suited to a range of buyers particularly the retired purchaser. Comprising of entrance porch, inner hall, lounge, dining room, luxury shower room and fitted kitchen to the ground floor with a further loft room to the first floor. Set on a pleasant plot with double driveway, workshop and pleasant enclosed low maintenance rear garden with summer house, timber shed and coal store. Complete with gas fired central heating system and uPVC double glazing. In all this is a super property that offers a comfortable home with great potential for general modernisation and updating whilst being in a location that has convenient access to the towns of Barrow-in-Furness and Ulverston.



Accessed through a PVC door into:

**PORCH**

Storage cupboard and door to:

**HALL**

Door to all ground floor rooms.

**LOUNGE**

17' 6" x 11' 4" (5.33m x 3.45m)

Solid fuel stove set within the chimney breast with natural slate surround, radiator and uPVC double glazed window to front.

**DINING ROOM**

12' 2" x 10' 1" (3.71m x 3.07m)

Stairs to loft room with understairs cupboard, radiator and PVC patio doors to rear garden.

**KITCHEN**

11' 6" x 9' 7" (3.51m x 2.92m)

Range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink and drainer with mixer tap, brass handles and recess tiling. Space and point for gas cooker, space for fridge/freezer and space and plumbing for both washing machine and dishwasher. Radiator and uPVC double glazed windows to rear.

**BEDROOM**

11' 4" x 8' 9" (3.45m x 2.67m)

Double room fitted with a range of fitted furniture to include wardrobes, over bed cabinets and bedside cabinets. Radiator and uPVC double glazed window to front.



**SHOWER ROOM**

Modern three piece suite comprising of vanity unit housing low level, concealed cistern, dual flush WC, wash hand basin with mixer tap and shower cubicle. UPVC double glazed window to side.

**FIRST FLOOR LANDING**

Door into:

**LOFT ROOM**

12' 11" x 19' 1" (3.95m x 5.83m)

Two roof windows and radiator.



**EXTERIOR**

Set on a good sized plot with ample parking, workshop and garden. To the front is a low maintenance area with the rear offering a fantastic garden which is enclosed for privacy considerations with timber shed, coal storage and enjoys a sunny aspect.

