

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DIRECTIONS

Proceeding into Dalton-in-Furness, down Crooklands Brow and turning left onto Station Road. Continue up the hill and bearing right over the bridge and left into Hollygate Road. Continue along, taking the last turning on the right into Devoke Water Gardens and the property can be found on the left hand side.

The property can be found by using the following approximate What3Words ///investors.javelin.report

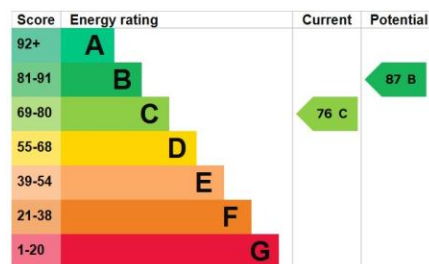
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, gas, electric, water and drainage.



#### 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

23 Devoke Water Gardens,  
Dalton-in-Furness, Cumbria, LA15 8LG

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)



Offered for sale with vacant possession, this well presented modern property features gas central heating system, double glazing and parking. The ground floor comprises of cloakroom/WC, neutrally decorated lounge and spacious kitchen/diner with integrated appliances with the upstairs offering three bedrooms and a family bathroom. Externally, there's a low-maintenance garden with stepped access to a rear service path. Ideal for a variety of purchasers seeking a ready-to-move-into home.



Block paved driveway leading to a PVC door which opens directly into:

**ENTRANCE HALL**

Stairs to first floor and access to WC and lounge.

**CLOAKROOM**

Fitted with a two piece suite to comprise of a wall mounted washed hand basin sat beneath a sealed unit glazed window, wc and overhead light

**LOUNGE**

14' 8" x 13' 8" (4.47m x 4.17m) widest points  
Generous sized room situated to the front of the property with uPVC double glazed window with fitted blinds and radiator beneath. Valour living flame gas fire set within a stone effect inset, conglomerate hearth and painted surround. Overhead lighting and access through to kitchen/diner.

**KITCHEN/DINER**

18' 1" x 9' 10" (5.51m x 3m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap. Integrated gas hob and Candy electric oven under, space and plumbing for washing machine and space for under counter fridge/freezer. UPVC double glazed window to rear with fitted blinds, laminate flooring, overhead lighting and French doors opening to the rear, allowing plenty of natural light. Under-stairs storage cupboard with shelving.

**FIRST FLOOR LANDING**

Access to three bedrooms and family bathroom. Loft access.



**BEDROOM**

12' 4" x 10' 10" (3.76m x 3.3m)  
Well proportioned double room located to the rear with window, overhead lighting, power points and radiator.

**BEDROOM**

11' 5" x 9' 4" (3.48m x 2.84m)  
Further double room, situated to the front with overhead light, power point and uPVC double glazed window with pleasant outlook.

**BEDROOM**

8' 4" x 7' 4" (2.54m x 2.24m)  
Single room with window, overhead light and power points.

**BATHROOM**

6' 11" x 6' 9" (2.11m x 2.06m)  
Fitted with a three piece suite comprising of vanity unit with storage beneath, 'P' shaped bath with electric shower over and WC. Overhead light and window.

**EXTERIOR**

To the front of the property is off road parking. To the rear, a low maintenance garden with stepped access leads to a communal pathway.

