

FREEHOLD



# 20 MERLIN DRIVE, DALTON-IN-FURNESS, LA15 8QE

## £245,000

### FEATURES

Well-Presented Family Sized  
Semi-Detached

Extended With Quality  
Fixtures & Fittings

Gas CH System & uPVC DG

Entrance Vestibule & Lounge

Dining Room & Modern  
Kitchen

Three Double Bedrooms

House Bathroom

En-Suite Facility To  
Master Bedroom

Extensive Off-Road  
Parking & Detached  
Garage

Suitable For A Variety Of  
Buyers



2



2



3



Garage



Rare purchase opportunity to acquire an extended semi-detached bungalow on the ever-popular Tantabank estate, just moments away from surrounding villages and Dalton town centre, close to amenities, schools and transport links. The property would be suitable for a variety of buyers, in particular the family home buyer, and is set in well-established gardens to the rear, with driveway for off-road parking, detached garage and comfortable living accommodation. The accommodation comprises of entrance vestibule, lounge with wall mounted fire, dining room, modern kitchen with integral appliances, three double bedrooms with an en-suite facility to master bedroom and house bathroom. Benefits from ample driveway for parking and gives access to garage and rear garden. 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 PVC door into:

**ENTRANCE VESTIBULE**

Entrance door and door to:

**LOUNGE**

16' 3" x 11' 6" (4.95m x 3.51m)

UPVC double glazed window to front, wall mounted electric fire and radiator. Open to kitchen and dining room.

**KITCHEN**

9' 9" x 6' 7" (2.97m x 2.01m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window

to side, electric double oven, 5-ring gas hob, plumbing for both dishwasher and washing machine.

**DINING ROOM**

13' 2" x 8' 2" (4.01m x 2.49m)

UPVC French Style double glazed double doors to rear garden. Storage cupboard, radiator and stairs to first floor. Door to:

**MID VESTIBULE**

Shelving space and door to bathroom. Door to:

**BEDROOM**

9' 7" x 9' 7" (2.93m x 2.93m)

Radiator and uPVC double glazed window to rear.

**BATHROOM**

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above. Full tiling, heated towel rail, extractor fan and uPVC double glazed window to side.

**FIRST FLOOR LANDING**

Access to master and second bedroom. En-Suite facility to master bedroom.

**MASTER BEDROOM**

12' 4" x 12' 0" (3.76m x 3.66m)

UPVC double glazed window to front, radiator and mirror fronted wardrobe. Mirror fronted sliding doors to:





### EN-SUITE

Three-piece suite comprising of WC, wash hand vanity basin and shower cubicle.

### BEDROOM

9' 0" x 15' 1" (2.74m x 4.6m)

UPVC double glazed window to rear and radiator.

### EXTERIOR

Set on a good-sized plot with ample parking giving access to side, garage and rear enclosed, lawned garden.

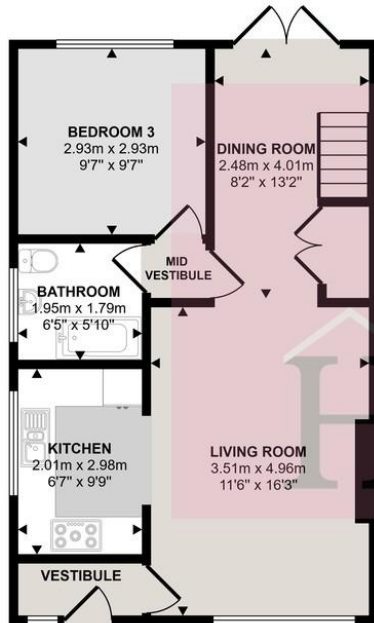
### GARAGE

18' 8" x 9' 7" (5.69m x 2.92m)

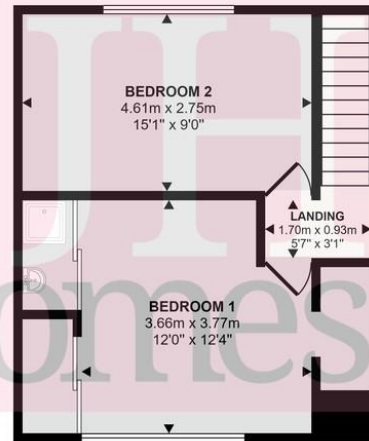
Light and power points and pedestrian door.



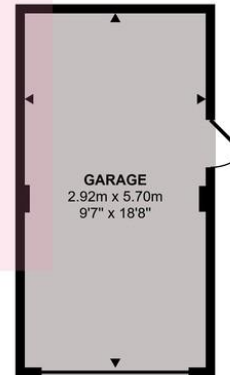
Approx Gross Internal Area  
105 sq m / 1128 sq ft



Ground Floor  
Approx 51 sq m / 547 sq ft



First Floor  
Approx 37 sq m / 402 sq ft



Garage  
Approx 17 sq m / 179 sq ft

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.

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**01229 445004**

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#### 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 Station Road, follow the road round and over the railway bridge, continue into Greystone Lane. After a short while turn left into Brent Avenue, your first left into Kestrel Drive and first right into Merlin Drive.

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

<https://w3w.co/lighters.pitching.husky>

#### EPC TO FOLLOW



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.