

FREEHOLD



25 STAINTON DRIVE, DALTON-IN-FURNESS, LA15 8XB

£200,000

FEATURES

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| Realistically Priced Semi-Detached | Vestibule & Open Plan Lounge |
| Rare Purchase Opportunity In A Highly Popular Location | Modern Kitchen/Dining Room |
| Suitable For A Variety Of Buyers | Three Bedrooms & Bathroom |
| Well Presented Throughout | Some Fine Views To Front & Off Road Parking |
| Gas CH System & uPVC DG | Enclosed Rear Garden |



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Off Road
Parking



This well-presented semi-detached home will be of particular appeal to young families and first-time buyers alike. Set back from the road in a highly sought-after location, the property enjoys a convenient position just moments from surrounding villages, Dalton-in-Furness town centre, and a wide range of local amenities, schools and excellent transport links. The home offers comfortable, modern living accommodation throughout and benefits from a driveway providing off-road parking, a low-maintenance garden to the front, and a private, enclosed rear garden featuring a lawned area and block-paved patio-ideal for relaxing or entertaining. Internally, the accommodation briefly comprises of an entrance vestibule leading into a bright open-plan lounge, complete with a coal-effect living flame gas fire and attractive wood-effect laminate flooring. To the rear, a stylish modern kitchen/dining room is fitted with integral appliances and provides ample space for a dining table, along with an external door offering pleasant views and direct access to the rear garden. To the first floor are three well-proportioned bedrooms, with bedrooms one and two having built-in double wardrobes and bedroom three with fitted furniture, and a luxurious family bathroom. Bedrooms one and three have some super open field views. The driveway extends via a wooden latch gate to the rear of the property, further enhancing privacy and accessibility to the enclosed garden. With the added benefits of a gas central heating system and uPVC double glazing throughout, this excellent home is strongly recommended for early viewing. The location also offers easy access to the nearby towns of Barrow-in-Furness and Ulverston, making it ideal for commuters and families alike.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door and storage cupboard. Door to:

OPEN PLAN LOUNGE

14' 7" x 14' 7" (4.45m x 4.45m) max

Feature fireplace with gas fire, modern contemporary décor and radiator. Wood laminate flooring, spindled staircase to first floor and uPVC double glazed windows to the front and side. Door to:

KITCHEN/DINING ROOM

9' 5" x 14' 7" (2.87m x 4.44m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating sink with drainer, mixer tap and splash back tiling. Gas cooker point, space for fridge/freezer and plumbing for washing machine. Wall mounted combination boiler for heating and hot water system, radiator, uPVC double glazed window to rear and external door with matching side panel to rear garden.

FIRST FLOOR LANDING

Gives access to all upper rooms and has a uPVC double glazed window to side.

BEDROOM

13' 1" x 7' 6" (3.99m x 2.29m)

Radiator, built-in wardrobe and uPVC double glazed window to front with some fine views.

BEDROOM

9' 5" x 8' 5" (2.87m x 2.57m)

UPVC double glazed window to rear, built in wardrobes and radiator.



BEDROOM

9' 3" x 6' 9" (2.82m x 2.06m)

Radiator, uPVC double glazed window to front and fitted furniture as viewed included.

BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and P-shaped bath with electric shower above. Tiling to walls and uPVC double glazed window to rear.

EXTERIOR

The property is set with parking and a low maintenance garden to the front giving access to the entrance door and to the garden. With low maintenance lawn and an attractive patio, the rear garden is enclosed for privacy considerations and enjoys a sunny aspect.



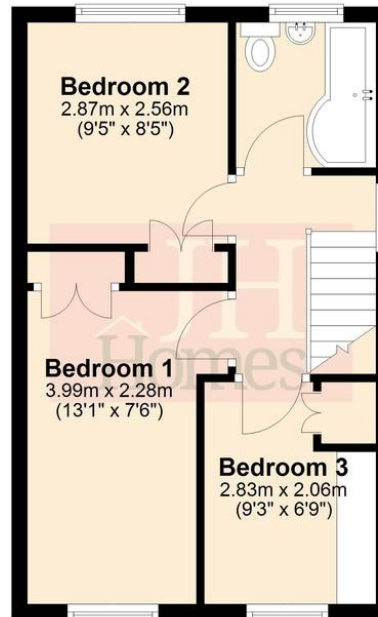
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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 Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, past the Newton Arms and before Newton Crossroads, turn left into Stainton Drive. The property can be found by using the following "What Three Words":

<https://w3w.co/paraded.influencing.windpipe>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

