

FREEHOLD



22 BRENT AVENUE,  
DALTON-IN-FURNESS,  
LA15 8QF

£475,000

#### FEATURES

Stunning Detached Bungalow	Superb Contemporary Decor & Lighting
Completed March 2025	Lounge & Family Kitchen/Dining Room
Remaining LABC Guarantee	Utility Room, Study & En-Suite Master Bedroom
Air Source Heat Pump	Early Internal Viewing Strongly Advised
uPVC Double Glazing	
Three Double Bedrooms & House Bathroom	



Off Road  
Parking,  
EV  
Charging  
(private)



Recently constructed in 2025 and offered to the market by its first owner, this impressive, detached bungalow occupies a peaceful cul-de-sac setting amongst similar, modern properties. Ideally positioned just moments from surrounding villages and Dalton Town Centre, the property also enjoys excellent access to local amenities, schools and transport links. Set within attractive, low-maintenance grounds, the home offers side-by-side driveway parking for several vehicles and is ideally suited to a wide range of buyers. A particular highlight is the stunning open-plan kitchen/breakfast/dining room, thoughtfully designed with ample space for both everyday living and entertaining, complete with breakfast bar and integrated appliances. The well-proportioned accommodation briefly comprises of a welcoming and spacious entrance hallway with storage cupboard, a generous lounge, the impressive kitchen/breakfast/dining room, a separate utility room, and a cleverly converted integral garage providing a versatile study/home gym alongside a useful storage area. There are three good-sized double bedrooms, including a principal bedroom with en-suite facilities, complemented by a contemporary four-piece family bathroom. Externally, the property benefits from driveway parking and easy-to-maintain gardens to the side and rear. Further advantages include electric central heating system via the air source heat pump and solar panels, EV car charging point, uPVC double glazing and an immaculate standard of internal presentation throughout with contemporary décor, lighting and solid wood tongue and groove internal doors. This exceptional home is highly recommended for early viewing. The location also provides convenient access to the nearby towns of Barrow-in-Furness and Ulverston.

Accessed through a PVC door into:

**HALLWAY**

Entrance door, storage cupboard and wood laminate flooring. Gives access to lounge, kitchen, bedrooms and bathroom.

**LOUNGE**

12' 9" x 16' 10" (3.89m x 5.13m)  
Two uPVC double glazed windows to the sides, wood laminate flooring and two radiators. Set of uPVC French Style double glazed double doors with matching side panels to rear garden.

**BREAKFAST KITCHEN/ DINING ROOM**

25' 8" x 10' 7" (7.82m x 3.23m)  
Fitted with a range of base, wall and drawer units,

including larder unit, with upgraded Quartz worktops over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Electric oven, induction hob, extractor hood and further electric oven/microwave combo. Dishwasher, fridge/freezer, radiator and breakfast bar.  
Complete with wood laminate flooring, dual aspect uPVC windows and external door to rear garden.  
Door to:

**UTILITY ROOM**

6' 1" x 6' 8" (1.85m x 2.03m)  
Matching single base unit and worktop from kitchen, extractor fan and uPVC double glazed window to rear. Door to study and door to:

**BOILER ROOM**

Houses hot water tank.

**STUDY**

12' 8" x 10' 5" (3.86m x 3.18m)  
Versatile room with solar panel inlet and door to:

**STORE**

5' 9" x 10' 4" (1.75m x 3.15m)

**MASTER BEDROOM**

12' 11" x 11' 6" (3.94m x 3.51m)  
Radiator and uPVC double glazed window to rear.  
Door to:



### EN-SUITE

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Tiling to walls, heated towel rail and extractor fan.

### BEDROOM

8' 11" x 15' 4" (2.72m x 4.67m)

Currently used as a dressing room with a uPVC double glazed window to front and radiator.

### BEDROOM

10' 8" x 11' 11" (3.25m x 3.63m)

Radiator and uPVC double glazed window to front.

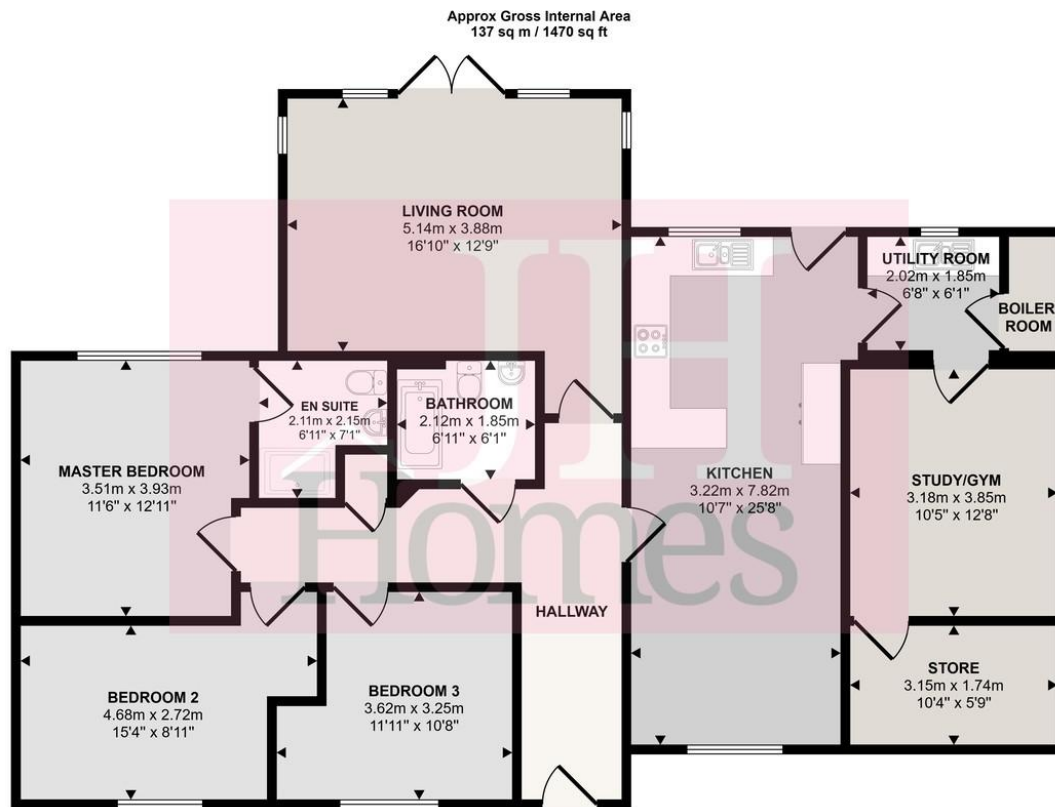
### BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with shower above.

### EXTERIOR

The property is set on a good-sized plot with ample parking giving access to the front entrance door and rear garden via two side access points. The fantastic rear garden is enclosed for privacy considerations and enjoys a sunny aspect, complete with patio and lawn.





Floorplan

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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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage and water, air source heat pump and solar panels

#### DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road, past Dalton Train Station on your right, continue into Greystone Lane and turn left into Brent Avenue.

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

<https://w3w.co/magnets.sweetener.script>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	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.

