

FREEHOLD



9 WILLIAM CLOSE, DALTON-IN-FURNESS, LA15 8JD

£295,000

FEATURES

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| Substantial Detached Bungalow | Freeholder To The Land Of William Close Car Park |
| End Of Cul-De-Sac Location | Three Bedrooms |
| Elevated Position With Some Fine Views | Lounge & UPVC Conservatory |
| Gas CH System & uPVC DG | Ample Gardens & Detached Garage |
| Recently Installed Kitchen & Bathroom | Ample Parking |



This is a rare and exciting opportunity to acquire a substantial detached bungalow occupying a generous plot in a sought-after residential position just off Broughton Road, within the popular market town of Dalton-in-Furness. Enjoying an elevated setting, the property benefits from pleasant rooftop views across Dalton, while offering spacious and well-proportioned three-bedroom accommodation perfectly suited to a range of buyers. Externally, the bungalow boasts ample off-road parking and a detached garage, enhancing both convenience and practicality. The approach is via a stepped, flagged pathway leading to the side entrance door or alternatively through the uPVC conservatory, adding to the home's welcoming feel. Notably, this property also holds the freehold to the land and parking area known as William Close. Boundary details and further information is available upon request. Internally, the accommodation briefly comprises of an entrance porch, inner hallway, a superior modern fitted kitchen/diner ideal for entertaining, a comfortable lounge, bright uPVC conservatory, three bedrooms, and a contemporary shower room. The property further benefits from gas central heating system and double glazing throughout. Offering superb potential in a highly convenient location, this impressive bungalow combines space, position, and opportunity in equal measure. Early viewing is strongly recommended and is available exclusively through the office of JH Homes.

Accessed through a PVC door into:

CONSERVATORY

7' 2" x 10' 1" (2.18m x 3.07m)

UPVC double glazed windows to the front and side and external doors to front patio.

BEDROOM

10' 0" x 11' 2" (3.05m x 3.4m)

Radiator and uPVC double glazed window to rear.

ENTRANCE PORCH

Side entrance door, radiator and door to kitchen. Door to:

KITCHEN/DINING ROOM

13' 9" x 11' 3" (4.19m x 3.43m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling.

BEDROOM

10' 3" x 11' 5" (3.12m x 3.48m)

UPVC double glazed window to side.

HALLWAY

Two storage cupboards and gives access to lounge, three bedrooms and shower room.

Twin electric ovens, electric hob, dishwasher, plumbing for a washing machine and space for a dryer. Radiator and uPVC double glazed window to the front with some fine views.

BEDROOM

7' 11" x 9' 6" (2.41m x 2.9m)

Radiator and uPVC double glazed window to side.

LOUNGE

18' 8" x 11' 4" (5.69m x 3.45m)

Coal effect living flame gas fire with brick surround, radiator and uPVC French style double glazed double doors to:



SHOWER ROOM

Luxury modern three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Tiling to walls, heated towel rail and uPVC double glazed window to side.

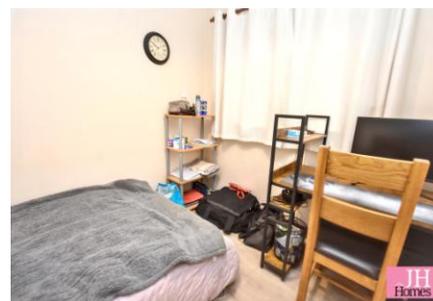
EXTERIOR

Ample parking, two lawned areas, pathway to entrance door, conservatory and low maintenance rear garden. Added benefit of being freeholder to the land and car park to William Close.

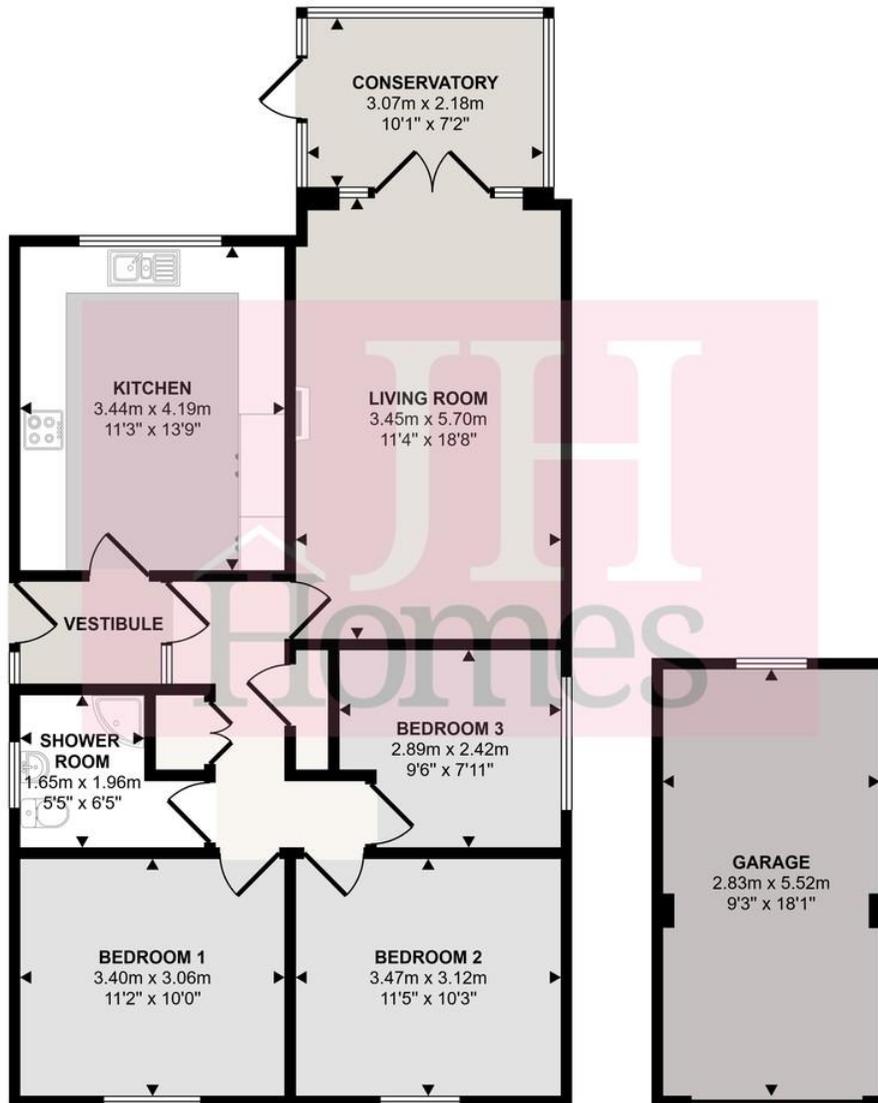
GARAGE

18' 1" x 9' 3" (5.51m x 2.82m)

Electric roller door and light and power points.



Approx Gross Internal Area
102 sq m / 1095 sq ft



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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:

Proceed into Dalton-In-Furness down Crooklands Brow, and at Tudor Square turn right into Broughton Road. Turn left into William Close and follow the road into the cul-de-sac.

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

<https://w3w.co/lunging.florists.removing>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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.

