

FREEHOLD



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

£220,000

FEATURES

- Family Sized Semi-Detached
- Favourable Corner Plot Location
- Suitable For A Variety Of Buyers
- Gas CH System & uPVC DG
- Vestibule & Lounge With Gas Fire
- Dining Room & UPVC Conservatory
- Fitted Kitchen
- Three Bedrooms & Shower Room
- Gardens To Front, Side & Rear
- Off-Road Parking. No-Chain



Off Road
Parking



This beautifully presented mock Tudor style semi-detached home is sure to appeal to young families and first-time buyers alike. Occupying an attractive corner plot in a highly sought-after residential location, the property enjoys a wonderfully convenient setting just moments from surrounding villages, Dalton-in-Furness town centre and a wide range of local amenities, reputable schools and excellent transport links. The home offers well-maintained and modern living accommodation throughout. Externally, there is a driveway providing off-road parking along with low-maintenance gardens to the front and side. To the rear, a private and enclosed garden features both lawned and decking areas, creating an ideal space for relaxing, outdoor dining and entertaining. Internally, the accommodation briefly comprises of an entrance vestibule which leads into a bright and welcoming lounge complete with wood-effect laminate flooring and a charming coal-effect living flame gas fire with an attractive stone-effect surround. The modern fitted kitchen includes a gas cooker point and flows through to the dining room, again finished with wood-effect laminate flooring, which in turn leads into a uPVC conservatory enjoying pleasant views over the garden and offering direct access to the outdoor space. To the first floor are three well-proportioned bedrooms together with a beautifully appointed and luxurious family shower room. The driveway is accessed via a wooden latch gate to the rear of the property, and further benefits include gas central heating system and uPVC double glazing throughout. This excellent home offers both comfort and convenience, and early viewing is strongly recommended to fully appreciate all that is on offer. The location also provides easy access to the nearby towns of Barrow-in-Furness and Ulverston, making it an ideal choice for commuters as well as families seeking a well-connected yet pleasant residential setting.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door, uPVC double glazed window to the side, radiator and stairs to first floor. Door to:

LOUNGE

15' 2" x 11' 2" (4.62m x 3.4m)

Feature fireplace with gas fire, uPVC double glazed windows to the front, modern contemporary décor, wood laminate flooring, radiator and understairs storage cupboard.

Door to:

DINING ROOM

9' 2" x 7' 3" (2.79m x 2.21m)

Wood laminate flooring, radiator and PVC double glazed French style double doors to the conservatory. Open to:

KITCHEN

9' 2" x 7' 2" (2.79m x 2.18m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the conservatory, gas cooker point, plumbing for a washing machine and space for a fridge.

CONSERVATORY

8' 11" x 12' 10" (2.72m x 3.91m)

Radiator, electric heater, uPVC double glazed windows to the rear garden and PVC French style double glazed double doors to the rear decking.

FIRST FLOOR LANDING

UPVC double glazed window to the side, radiator and access to all upper rooms.

BEDROOM

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

Radiator and uPVC double glazed window to the front.

BEDROOM

11' 3" x 8' 0" (3.43m x 2.44m)

UPVC double glazed window to the rear and radiator.

BEDROOM

10' 2" x 6' 2" (3.1m x 1.88m)

Radiator, uPVC double glazed window to the front and storage cupboard housing combination boiler for the heating and hot water system.

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Tiling to the walls and uPVC double glazed window to the rear.

EXTERIOR

The property is set with a lawned garden to the front and side, and gives access to the entrance door, plus a wooden latch gate to the side garden. The rear garden, which is enclosed for privacy considerations and enjoys a sunny aspect, is also low maintenance with a lawn and attractive decking areas. A wooden latch gate leads to the off-road parking area.



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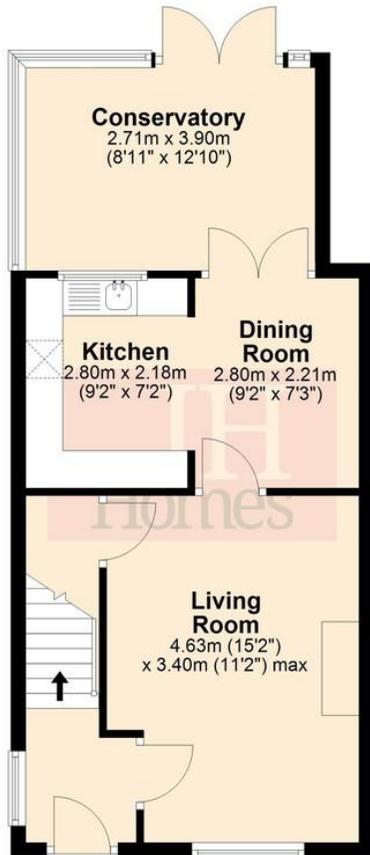
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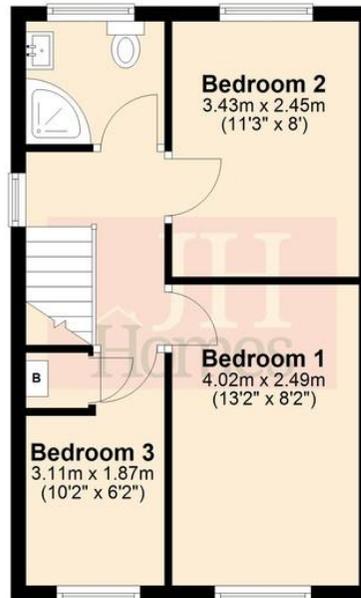
Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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. Continue up the hill and the property is on your right-hand side opposite the entrance to Langdale Crescent. It can also be found by using the following "What Three Words":

<https://w3w.co/minivans.loft.bespoke>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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.

