

Total area: approx. 85.6 sq. metres (921.0 sq. feet)

DIRECTIONS

From our office, follow the A590 in the direction of Swarthmoor. Continue into Dalton and follow Market Street until you reach the left hand turn onto Abbey Road. Proceed onto Abbey Road then turn left onto Cemetery Hill. Follow onto Newton Road, turn left onto Coronation Drive, right onto Ruskin Avenue and left onto Dalton Fields Lane.

The property can be found by using the following "What Three Words" <https://w3w.co/courage.furniture.slate>

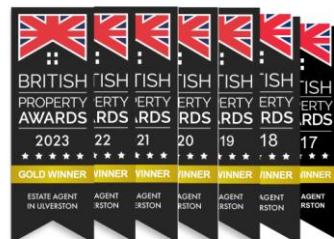
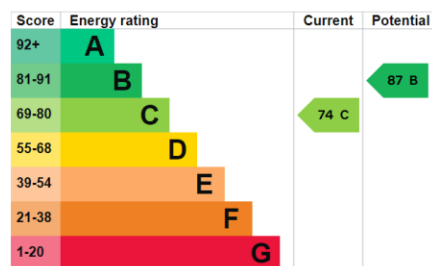
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

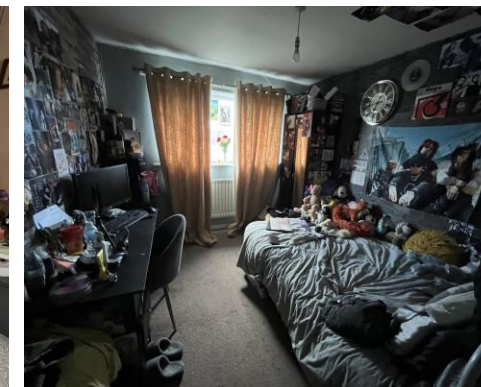
LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a popular residential area of Dalton this well presented good sized three bedroomed family home offers both gardens to the front and rear. Benefitting from a gas central heating system and double glazing along with a fabulous recently fitted kitchen and bathroom giving the property a contemporary feel. Comprising of entrance hallway, spacious lounge/dining area, modern kitchen and three double bedrooms and bathroom to the first floor. To the rear of the property is a patio area and low maintenance, good sized tiered garden with plenty of space for garden sheds. Suitable for a variety of buyers and close to local amenities, shops and schools viewing is highly recommended.



Accessed via a garden frontage with lawn and pathway to a PVC door opening directly into:

ENTRANCE HALL

Door to lounge/diner and door to kitchen. Staircase to first floor, ceiling light point and radiator.

LOUNGE/DINER

19' 4" x 11' 5" (5.89m x 3.48m)

Through lounge/diner with dual uPVC double glazed windows one overlooking the garden to the rear and the other to the front. Focal, feature fireplace on a black hearth with pewter surround and wooden mantle over. Laminate flooring, radiator and under stairs storage area.

KITCHEN

19' 4" x 5' 1" (5.89m x 1.55m)

Fitted with a range of high gloss contemporary base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated oven and gas hob with stainless steel splashback and extractor hood over. el single drainer sink unit with mixer tap over and side drainer. Radiator, recess space and plumbing for washing machine and recess for dryer, Glow Worm combi-boiler and two uPVC double glazed windows.

FIRST FLOOR LANDING

UPVC double glazed window and access to bedrooms, bathroom and loft.

BEDROOM

9' 10" x 13' 7" (3m x 4.14m)

Fitted storage accessed via white wooden doors, uPVC double glazed window to front, radiator, ceiling light point and power points.



BEDROOM

13' 6" x 9' 11" (4.11m x 3.02m) widest points

Double room with uPVC double glazed window to the front, radiator, ceiling light point and power points.

BEDROOM

9' 3" x 8' 2" (2.82m x 2.49m)

Small double with uPVC double glazed window to rear, radiator, ceiling light point and power points.

BATHROOM

Modern three piece suite comprising of WC, wash hand basin and bath with fixed shower over and side screen. Grey tile effect cladding to walls, ladder style central heating radiator/heated towel rail, spotlights to ceiling and laminate flooring. Opaque uPVC double glazed window overlooking the garden.

EXTERIOR

To the rear is a stepped garden with lawned area, flower beds, flagged stone patio area, outdoor tap and stone chippings. To the front is a small lawned area with planting and path.

