



**POOLE
TOWNSEND**

Green Lane, Dalton-in-furness, LA15 8LZ

£215,000

3 2 3



This is a lovely bungalow that has been superbly improved with the addition of an impressive two-storey extension to the rear and a loft conversion. The extended accommodation has broadened this property's appeal, including family buyers who may be attracted by the 3 double bedrooms, 2 reception rooms and a smart kitchen diner that has direct access to the garden. There is also a GF shower room and a bathroom to the first floor. Colourful gardens to the front and rear, driveway parking plus a garage and outbuildings are further benefits worth noting.

Location

what3words///testy.revival.clinking

Description

Located on the outskirts of town and within walking distance of the local bus service and a family pub, this bungalow has plenty to offer. The accommodation has been extended at ground floor and first floor levels, adding a second reception room, an superb living kitchen with dining space, a further double bedroom and a bathroom.

The entrance hall leads you to all of the ground floor living space where there is a 3-piece shower room cleverly installed beneath the staircase.

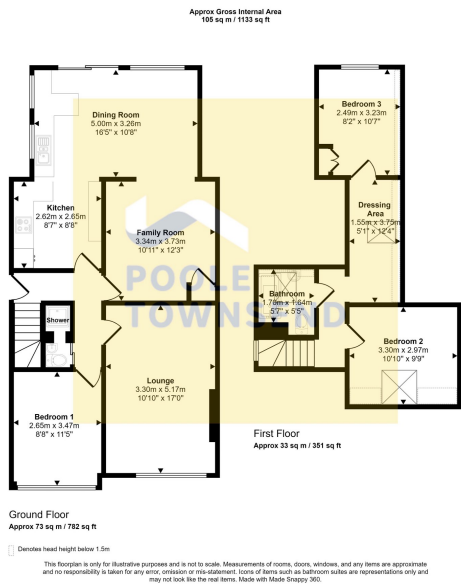
The family lounge is generous in size and features a fireplace with an inset gas fire with coal effect detailing.

The first of the double bedrooms is alongside the lounge and also overlooks the front garden.

The original second bedroom now functions as a family room that is both central to the accommodation and conveniently situated for the kitchen/dining room.

The original kitchen has benefitted from the rear extension, adding many additional cupboards/drawers and work surfacing for food preparation. There is an integrated microwave, oven/grill, a gas hob, a wall mounted cooker hood and a fridge. Plumbing is available for a





- Lovely Semi Detached Bungalow
- 3 double bedrooms
- Smart kitchen diner that has direct access to the garden
- Bathroom to the first floor
- Driveway parking with garage
- Impressive two-storey extension to the rear and a loft conversion
- 2 reception rooms
- Ground floor shower room
- Colourful gardens to front and rear
- Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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