

JH
Homes

£550,000



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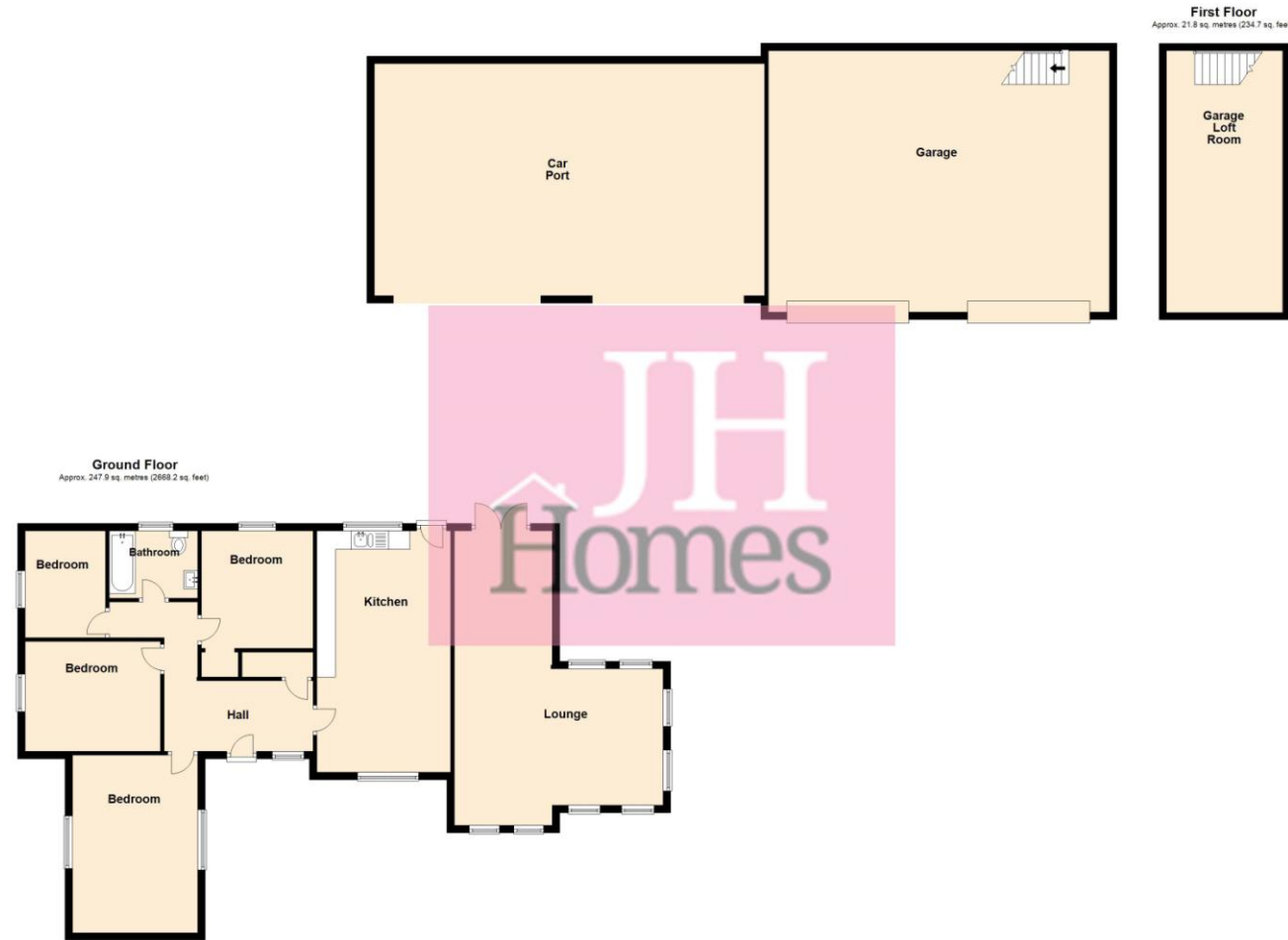
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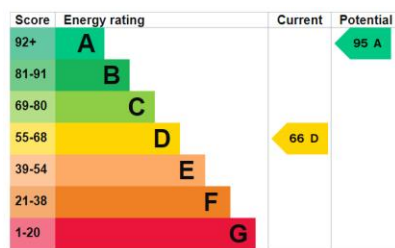
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GARAGE &
PARKING



Total area: approx. 269.7 sq. metres (2902.8 sq. feet)



Estate Agency Act 1979

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JH
Homes

Greenacres, Urswick Road,
Dalton-in-Furness, LA15 8LA

For more information call **01229 445004**

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Unique and individual detached property situated on a most spacious plot positioned to the outskirts of Dalton-in-Furness, offering convenient access both to the local amenities of Dalton and direct access to the A590 for travel to both Ulverston and Barrow-in-Furness. Very well presented by the current owners and has been lovingly maintained and improved by them over the recent years. Offering family sized accommodation with the benefit of a great sized plot and comprises of hall, inner hall, kitchen/diner, spacious 'L' shaped lounge, four bedrooms, bathroom and loft storage room. The gardens are of an excellent size and offer superb parking and recreation space with a superb upper patio and the additional benefit of a substantial open fronted double carport and detached garage, with a bar and wood burning stove as well as car lift and loft room. Complete with gas central heating system, uPVC double glazing and offers a comfortable home in an excellent position. Early viewing is both invited and recommended to appreciate this excellent home.



DIRECTIONS

Proceeding into Dalton With Charnleys Garden Centre on your left, Continue past the Industrial Units before taking the next left onto Urswick Road where the property can be found immediately on your left.

The property can be found by using the following What3Words
<https://what3words.com/bake.wizards.cheetahs>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric





Accessed from the front through a feature door with covered porch canopy and opening directly into:

ENTRANCE HALL

Wood block parquet style flooring, coving to ceiling, wooden internal doors to kitchen, master bedroom and further door to inner hall and staircase leading to loft room.

KITCHEN/DINER

21' 3" x 11' 8" (6.48m x 3.56m) widest points
Double glazed windows to front and rear and fully glazed door giving access to patio and garden beyond. Fitted with an attractive modern range of base, wall and drawer units with grey quartz work surface, matching upstands and windowsill in front of one and a half bowl stainless steel sink and grooved drainer with mixer tap. Integrated six burner gas hob with modern and stylish cooker hood over, two double ovens, combination microwave, coffee maker and American style fridge freezer. Tiled flooring, inset lights to ceiling, ample space for family size dining table and modern column central heating radiator. Two steps lead down to the open plan lounge and door to entrance hall.

LOUNGE

18' 7" x 14' 11" (5.66m x 4.55m)
High vaulted ceiling with numerous uPVC double glazed windows around the perimeter, offering a pleasant open aspect over the surrounding area and garden. Set of double glazed French doors giving access to the patio, central featurewood burning stove set to a glass hearth with exposed black flue pipe and grey wood grain effect laminate style flooring. Modern grey column radiators, three ceiling light points as well as additional wall light points and ample power sockets. Connecting to kitchen and open to:

DINING AREA

8' 7" x 11' 1" (2.62m x 3.38m)

BEDROOM

15' 8" x 10' 10" (4.79m x 3.32m)
Spacious double room with two uPVC double glazed windows to front and rear with the front window giving a pleasant open aspect. Radiator, electric light and power.

INNER HALL

Modern wooden doors to three further bedrooms and bathroom.

BEDROOM

9' 8" x 11' 10" (2.95m x 3.63m)
Double room with uPVC double glazed window to rear, radiator, coving to ceiling and double doors to built in wardrobe with hanging rail and shelving.

BEDROOM

10' 4" x 9' 9" (3.15m x 2.99m)
Further double room with uPVC double glazed window giving aspect over the patio and garden beyond. Radiator, coving to ceiling, electric light and power. Open doorway to useful under stairs storage space.

BEDROOM

9' 3" x 7' 0" (2.83m x 2.15m)
Single room with radiator, coving to ceiling and uPVC double glazed window to rear.

BATHROOM

5' 10" x 7' 8" (1.78m x 2.34m)
Fitted with a modern and stylish three piece suite in white comprising of shower bath with wood grain effect side panel, glazed shower screen and over bath thermostatic shower with flexi track spray and fixed rain head shower, stylish wash hand basin with mixer tap, tiled splashback, feature mirror above and WC with push button flush. Wood grain effect flooring, chrome ladder style towel radiator and panelling to the ceiling with inset LED lights. UPVC double glazed window with patterned glass pane to side.

LOFT ROOM

Boarded and ceiling light point.

EXTERIOR

The excellent rear garden is accessed from the side of the property with an open, slate shingled driveway. The drive offers excellent parking for numerous vehicles with a lawn area and stone retaining wall with upper borders. From the lower garden two sets of steps lead up to the fabulous upper patio area. The patio is beautifully presented with railings around the perimeter between limestone pillars, offering a superb and sunny outside seating space with views over the surrounding countryside. Wiring available for the connection of lighting around the perimeter, path leading from the patio around the property to the front.

To the front is stepped access from the road to a gateway with path leading to the front door. A further substantial area with slate shingles for easier maintenance, limestone pillars with fencing between and offers a spacious outdoor space complementing this excellent property.

CARPORT

34' 3" x 20' 6" (10.45m x 6.27m)
Covered parking or storage space with electric light and power. Situated adjacent to garage with connecting door and matching side window.

DOUBLE GARAGE

30' 0" x 23' 4" (9.16m x 7.12m)
Twin remote roller doors, car lift available by separate negotiation, built-in bar adjacent to which is a wood burning stove, radiator and stairs to a loft room.

GARAGE LOFT ROOM

23' 1" x 10' 2" (7.04m x 3.11m)
Some lower head height, cladding to walls and ceiling, four roof lights, inset lighting and power sockets.

