

Total area: approx. 73.7 sq. metres (793.6 sq. feet)

**DIRECTIONS**

From the centre of Dalton-in-Furness proceeding along Market Street and turn left onto Abbey Road. As you drop down the hill take the first turning left onto Cemetery Hill, climb up the hill and after where the road narrows turn left into Coronation Drive. Take the third left into Windermere Close where the property can be found on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/scouting.outsmart.scarred>

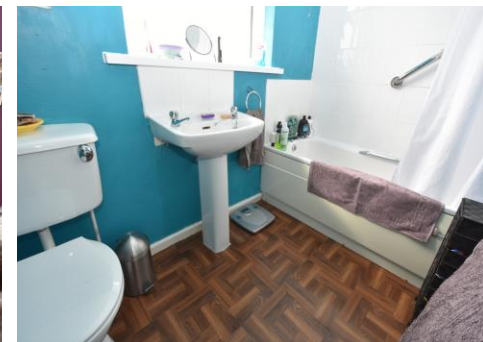
**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains Gas, Electric, Water & Drainage 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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7 Windermere Close,  
Dalton-in-Furness, LA15 8QT

For more information call **01229 445004**

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Cumbria  
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Pleasantly situated in a small cul-de-sac this comfortable two bedroom mid terrace home sits on a lovely location with a good sized front and rear garden. The comfortable accommodation has gas fired central heating system, uPVC double glazing and comprises entrance porch, lounge, dining room, kitchen and two double bedrooms and bathroom to first floor. Spacious mature gardens particularly to the rear which are enclosed. The property is considered for an array of purchasers including first time buyers. Situated within a very short distance to Dalton St Mary's Primary School, Morrison's Daily Convenience Store and is just a walk away from Dalton Town Centre and railway station plus being on the main bus route between Ulverston and Barrow.



Accessed through a PVC door into:

**ENTRANCE PORCH**

Stairs to first floor, ceiling light point and door to:

**LOUNGE**

12' 9" x 13' 7" (3.89m x 4.14m) widest points  
UPVC double glazed window to front, electric fire with feature surround, radiator and double doors to:

**DINING ROOM**

8' 4" x 6' 11" (2.55m x 2.13m)  
UPVC double glazed French style double door to garden and open to:

**KITCHEN**

9' 10" x 8' 4" (3.00m x 2.55m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splashback tiling. Integrated electric oven and gas hob with cooker hood over and space and plumbing for washing machine. UPVC double glazed window to rear.

**FIRST FLOOR LANDING**

Doors to two bedrooms and bathroom. Storage cupboard, ceiling light point and loft access.

**BEDROOM**

18' 8" x 9' 5" (5.70m x 2.89m)  
UPVC double glazed window to front, ceiling light point, radiator and over stairs storage cupboard.



**BEDROOM**

12' 6" x 11' 10" (3.83m x 3.62m) widest points  
UPVC double glazed window to rear, ceiling light point and radiator.

**BATHROOM**

Fitted with a three piece suite comprising of WC, wash hand basin and bath with shower over. Ceiling light point, uPVC double glazed window to rear and tiled to wet areas.

**EXTERIOR**

Enclosed, well-established gardens front and rear. Shared side access.

