



**DIRECTIONS**

From the centre of Dalton at Tudor Square proceed up Broughton Road and take the second turning after Chapel St into William Close, take the first left and proceed towards the head of the cul de sac where the property is on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/guarding.resolves.systems>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: All mains services including gas, electric, water and drainage



**Estate Agency Act 1979**

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**£265,000**



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**GARAGE & PARKING**

**11 William Close,  
Dalton-in-Furness, LA15 8JD**

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent opportunity to purchase a substantial detached bungalow located in a private cul-de-sac, Dalton-in-Fumess, on the edge of the Lake District. Offering well proportioned three bedroom accommodation on a generous plot, this home benefits from off road parking and detached garage. Accessed along a stepped, flagged path leading up to the property with its elevated position, offering some pleasant aspects over rooftops of Dalton. Comprising spacious living areas; porch, hall, inner hall, kitchen/diner, lounge, three bedrooms, bathroom, outdoor patio spaces, lawned garden, with established borders, detached garage, additional off-road parking and two practical outdoor powered storage sheds/workshops. Complete with gas central heating system and double glazing this delightful bungalow is ideal for a variety of uses, whether as a second home, buy to let investment, or permanent residence. The property offers a number of schools within walking distance as well as shops and restaurants. Now vacant, offered with no upper chain, early internal viewing recommended to appreciate this comfortable home.



Accessed through a PVC mahogany effect front door with glazed inserts into:

**PORCH**

9' 10" x 3' 6" (3m x 1.07m)  
PVC door to rear and front with glazed inserts, polycarbonate style roof, display shelves and wood grain vinyl style flooring. Wooden door and matching side window to hall.

**HALL**

4' 4" x 6' 1" (1.34m x 1.86m)  
Fitted coat hooks to wall, radiator, door to kitchen and door to inner hall.

**KITCHEN/DINER**

13' 6" x 11' 3" (4.12m x 3.44m)  
Range of fitted base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to the upstands. UPVC double glazed window offers a lovely aspect over the front garden and over the rooftops of Dalton in the distance. Recess and point for electric cooker with cooker hood extractor fan, floor standing gas boiler for the central heating and hot water systems, recess and plumbing for washing machine and space for fridge and radiator.

**INNER HALL**

Radiator, access points to loft and door to built in storage cupboard with hanging rail and shelf. Further set of double louvred doors to an airing cupboard with factory insulated hot water tank and shelving above. Access to bedrooms, bathroom and lounge.

**LOUNGE**

17' 11" x 11' 3" (5.48m x 3.43m)  
Set of PVC double glazed patio doors to front with tilt and turn opening door to front patio with sunshade. Central feature fireplace with wood finish with side displays and gas flame effect fire. Radiator, electric light and power.

**BEDROOM**

10' 1" x 11' 4" (3.09m x 3.47m)  
Double room situated to the rear with uPVC double glazed window looking to the garden. Radiator, electric light and power.

**BEDROOM**

10' 2" x 11' 3" (3.10m x 3.44m)  
Further double room with a range of built in wardrobes, matching drawer unit, shelving and desk style unit to corner. Radiator, power points, ceiling light point and uPVC double glazed window looking to garden.



**BEDROOM**

8' 0" x 8' 0" (2.44m x 2.44m) plus recess  
Single room with radiator, ceiling light point, power points and uPVC double glazed window to side.

**BATHROOM**

6' 6" x 5' 4" (2.00m x 1.65m)  
Fitted with a three-piece suite comprising panelled bath with glazed shower screen and mixer tap shower fitment, pedestal wash hand basin and WC. Tiling to splashbacks around the bath and additional tiling to sink including windowsill, uPVC double glazed pattern glass window, extractor fan, mirror fronted bathroom cabinet and radiator.

**EXTERIOR**

Accessed by way of a central set of flagged steps leading to the parking area and garage. To either side of the steps is a garden area with terraced gravel borders, area of lawn with hedging to side and borders stocked with shrubs and bushes.  
At the top of the steps is access to a patio area, to the side is the porch and access to the property and further side path leading to the rear of the property.  
The rear offers a raised flagged patio with border area, side patio and useful wooden workshop.

**GARAGE**

Up and over door and to the rear a second stand alone wooden storage shed/workshop with electric light and power.

**WORKSHOP**

11' 11" x 8' 2" (3.65m x 2.51m)  
Electric light, power, workbench and shelving.

