

Total area: approx. 75.3 sq. metres (810.8 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 and passed the Newton Pub on your right hand side. Turn left into Thornton Park and the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/premises.handicaps.discount>

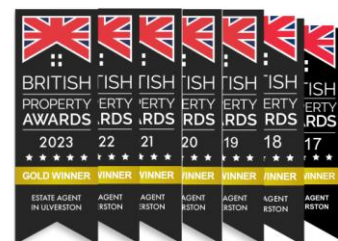
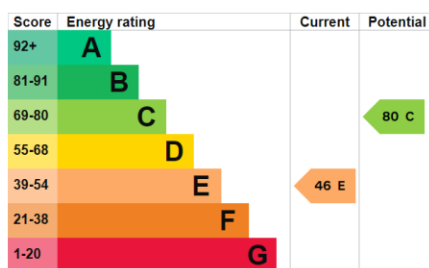
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.



**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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18 Thornton Park,  
Dalton-in-Furness, LA15 8LX

For more information call **01229 445004**

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Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Situated in a popular residential area of Dalton we are delighted to offer for sale this well presented three bedroom family home with gardens to front and rear. Comprising of entrance vestibule, spacious dual aspect lounge with gas fire and kitchen/diner to the ground floor with three bedrooms and bathroom to the first floor. Complete with gas central heating system, uPVC double glazed and patio area/low maintenance garden with storage shed to the rear. Suitable for a variety of buyers and close to local amenities, shops and schools and early viewing is highly recommended with early/vacant possession available as No-Chain involved.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE VESTIBULE**

Door to lounge, stairs to first floor and ceiling light point.

**LOUNGE**

17' 11" x 10' 11" (5.48m x 3.33m)

Dual aspect uPVC double glazed windows to front and rear. Gas fire with back boiler and complimentary plinth, ceiling light point and two radiators. Door to:

**KITCHEN/DINING ROOM**

17' 11" x 11' 2" (5.48m x 3.41m)

Laminate flooring and coving to ceiling.

**Kitchen Area**

Fitted with a good range of base, wall and drawer units with wood grain effect work top incorporating stainless steel sink and drainer with mixer tap, chrome handles and splash back tiling. Integrated electric oven, gas hob with cooker hood over, space and plumbing for dishwasher and space and plumbing for washing machine. Ceiling light point, and uPVC double glazed window to front.

**Dining Area**

Radiator, ceiling light point and PVC sliding patio doors to garden.

**FIRST FLOOR LANDING**

UPVC double glazed window to rear, ceiling light point and access to bedrooms and bathroom.



**BEDROOM**

10' 11" x 8' 11" (3.33m x 2.72m)

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

**BEDROOM**

11' 3" x 9' 10" (3.45m x 3m)

Ceiling light point, radiator and over stairs cupboard housing hot water tank. UPVC double glazed window to front.

**BEDROOM**

8' 7" x 7' 8" (2.64m x 2.34m)

UPVC double glazed window to rear, ceiling light point and radiator.

**BATHROOM**

Three piece suite comprising of WC, pedestal wash hand basin with mixer tap and panelled bath with electric shower above. Tiling to walls, ceiling light point and heated towel rail. UPVC double glazed window to rear.

**EXTERIOR**

Gated access from the front to forecourt and entrance door. Enclosed, low maintenance garden to rear with shed.

