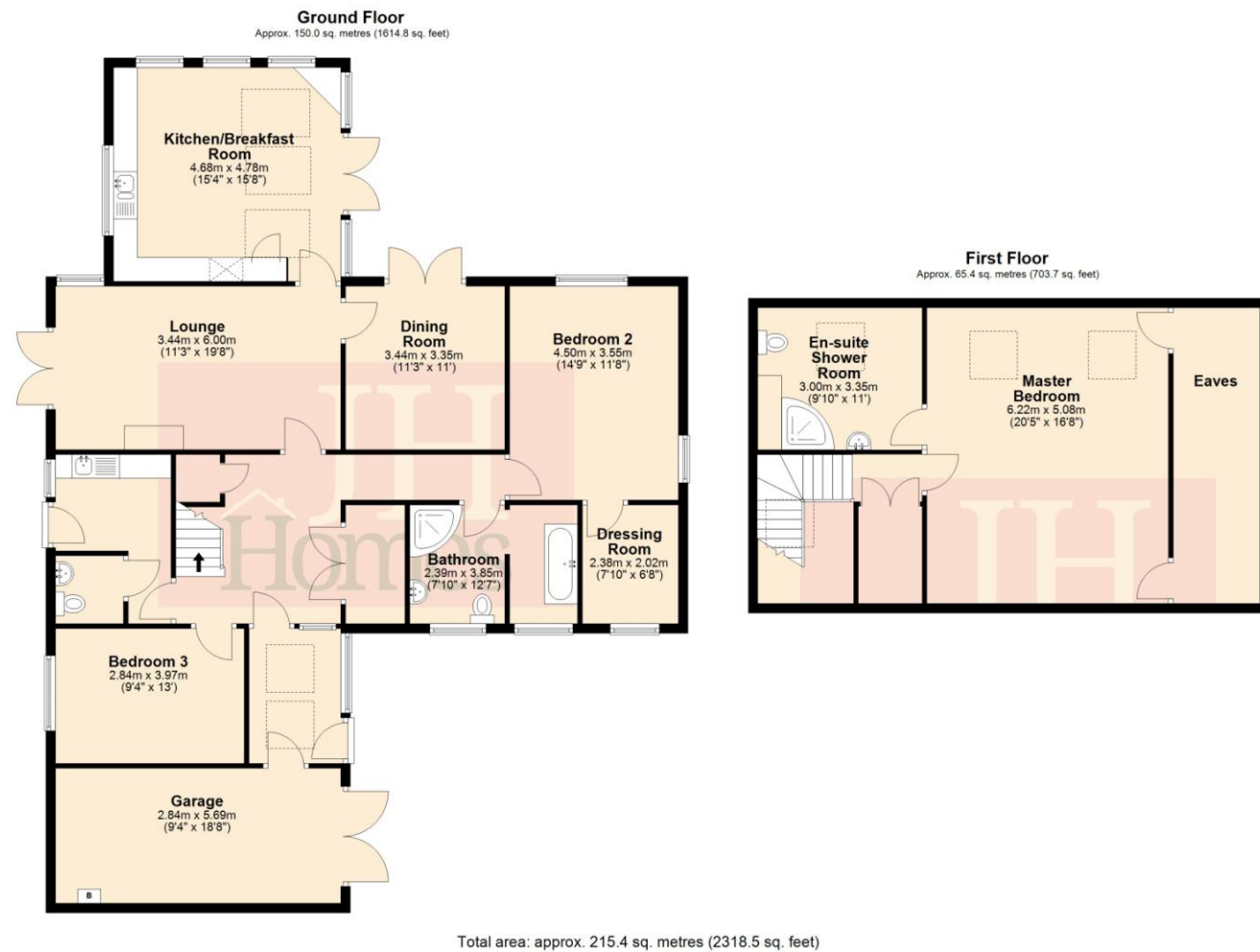


JH
Homes

£430,000



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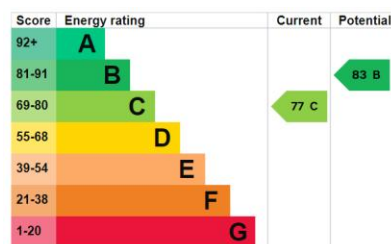
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2



GARAGE & PARKING



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.

JH
Homes

**Chacewater, Brent Avenue,
Dalton-in-Furness, LA15 8PZ**

For more information call 01229 445004

**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Excellent architect designed, detached, accessible bungalow, built for the current owners in 2010. Set back from Brent Avenue on a substantial, secluded plot, convenient for buses and trains, Dalton Town Centre and close to amenities, schools and the surrounding villages. Occupying attractive grounds with gated driveway, ample parking, integral garage, patio and gardens. The accommodation comprises entrance porch, hallway with stairs, spacious lounge, stunning kitchen/breakfast room, dining room, laundry/utility room, cloaks/WC, bathroom, two bedrooms, one with dressing room and upstairs master bedroom with ensuite. Benefitting from gas central heating system, uPVC double glazing and presented to an immaculate standard, this excellent home is suitable for a variety of buyers and early viewing is recommended.



DIRECTIONS

From Ulverston, entering Dalton via Ulverston Road continue through Tudor Square into Market Street. Turn left onto Station Road, passing Dalton Train Station on your right and continue onto Greystone Lane. Turn left into Brent Avenue and immediately after the right turn for Dunlin Drive, Chacewater is on your right, set back from the road.

The property can be found by using the following "What3Words" <https://w3w.co/musician.alongside.spit>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water, gas, drainage and Fibre Broadband.





Accessed via a uPVC double glazed door into:

ENTRANCE PORCH

Double glazed uPVC window, feature limestone walls, glazed roof, door to garage and composite glazed door to:

HALLWAY

11' 8" x 11' 3" (3.56m x 3.43m)

Oak flooring, radiator, LED spotlights, substantially sized storage cupboard, understairs cupboard and stairs with glazed balustrade to master bedroom.

Access to lounge, two ground floor bedrooms, bathroom and utility room.

LOUNGE

19' 8" x 11' 3" (6m x 3.44m)

Stainless steel gas stove set on a slate plinth, two radiators, double glazed uPVC French style double doors to side garden, uPVC double glazed window, access to dining room and kitchen.

KITCHEN/BREAKFAST ROOM

15' 4" x 15' 8" (4.69m x 4.79m)

Fitted with an extensive range of base, wall and drawer units, contrasting granite worktops with matching splashbacks, under mounted stainless steel one and a half sink and water heater. Integrated eye-level double oven and dishwasher, extractor fan and space for American style fridge freezer. Central island/breakfast bar with electric hob set in a granite worktop. Wood burning stove, kickspace plinth heaters, ceiling lights over breakfast bar, adjustable spotlights, pelmet and plinth lighting. Four double glazed uPVC windows, three double glazed Velux windows in the vaulted ceiling and double glazed uPVC French style double doors with matching side panels to rear patio and garden.

DINING ROOM

11' 3" x 10' 11" (3.44m x 3.35m)

Currently utilised as a further seating area with two radiators and uPVC French Style double doors to rear patio and garden.

LAUNDRY/UTILITY ROOM

11' 5" x 7' 11" (3.50m x 2.43m)

With a range of base and wall units, worktop with inset stainless steel sink, plumbed for washing machine and space for dryer. Radiator, half glazed external double glazed uPVC door and flag window to side.

WC

Two piece suite comprising WC and wash hand basin, extractor fan and radiator.

BEDROOM

14' 9" x 11' 7" (4.50m x 3.55m)

Double glazed uPVC windows to side and rear and radiator. Door to:

DRESSING ROOM

7' 9" x 6' 7" (2.38m x 2.02m)

Opaque double glazed uPVC window to front and radiator.

BATHROOM

7' 10" x 12' 8" (2.39m x 3.86m)

Four piece suite comprising low level, dual flush WC, wall mounted wash hand basin with mixer tap, bath and corner shower cubicle. Modern panelling to bath wall and shower cubicle, two opaque double glazed uPVC windows with wooden shutters, LED spotlights to ceiling, radiator and extractor fan.

BEDROOM

13' 0" x 9' 3" (3.97m x 2.84m)

Double glazed uPVC window to side and radiator.

FIRST FLOOR LANDING

Double glazed Velux roof window, storage cupboard and door to master bedroom.

MASTER BEDROOM

20' 4" x 16' 7" (6.22m x 5.08m)

Two double glazed Velux roof windows with integrated blinds, two radiators and eaves storage.

ENSUITE

9' 10" x 11' 0" (3m x 3.35m)

Three piece suite comprising low level, dual flush WC, vanity unit housing wash hand basin with mixer tap, corner shower cubicle with modern cladding. Spot lights to ceiling, double glazed Velux window, radiator and extractor fan.

EXTERIOR

Set on a good sized plot with driveway, ample parking, space for caravan/motorhome, electric point, water and garage. Lawns to front, access on two sides to sheltered rear patio, mature, terraced garden and lawn which enjoy a sunny aspect and privacy.

GARAGE

18' 8" x 9' 3" (5.69m x 2.84m)

Double doors, wall mounted combination boiler for the hot water and heating system, light, power and loft storage.

