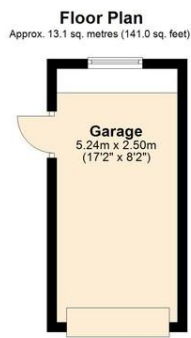




Total area: approx. 93.6 sq. metres (1007.7 sq. feet)



Approx. 13.1 sq. metres (141.0 sq. feet)

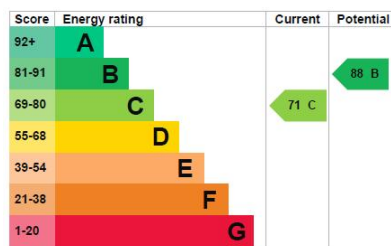
DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, passed the Newton Arms and before Newton Cross roads turn left into Stainton Drive. Follow the road up the hill until you reach Adgarley Way on your left, where the property can be found on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/freshest.organisms.leopard>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, water and electric.



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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GARAGE & PARKING

11 Adgarley Way,
Dalton-in-Furness, LA15 8XJ
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhomes.net

Semi detached bungalow set back from the road and situated in a quiet cul-de-sac off Stainton Drive, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. Suited to a variety of buyers, in particular the retired person(s) and is set in attractive gardens to the front, side and rear, with driveway, detached garage and comfortable accommodation. Comprising of entrance porch, lounge, dining room, kitchen and rear hallway giving access to the two bedroom, shower room and conservatory accessed by way of a bedroom with views of the rear garden. Extensive driveway giving access to the garage and well-established gardens to the front, side and rear. Completed with gas central heating system and uPVC double glazing as well as a good standard of presentation this excellent home is recommended for early viewing.



Accessed through a PVC door into:

ENTRANCE PORCH

Cloaks cupboard, window and door to dining room.

DINING ROOM

11' 0" x 8' 6" (3.35m x 2.59m)

Window to front, radiator and open doorway to:

LOUNGE

16' 8" x 10' 9" (5.08m x 3.28m)

Bow window to front, marble effect surround and hearth. Radiator, door to hallway and open doorway to:

KITCHEN

8' 5" x 8' 8" (2.57m x 2.64m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with tiled splashbacks and brass handles. Integrated eye level electric double oven, four ring gas hob with cooker hood over, upright fridge/freezer and space and plumbing for wash machine. Ceiling light point and window to rear.

INNER HALL

Storage cupboard, doors to bedrooms and shower room.

BEDROOM

14' 2" x 8' 2" (4.32m x 2.49m)

Wardrobes, radiator and sliding patio doors to conservatory.

CONSERVATORY

9' 1" x 9' 2" (2.77m x 2.79m)

Windows over looking the garden, PVC door with glazed inserts to patio, polycarbonate roof and radiator.



BEDROOM

11' 10" x 11' 1" (3.61m x 3.38m) widest points Window, storage cupboards and radiator.

SHOWER ROOM

Three piece suite comprising of walk in double shower, low level, dual flush WC and vanity unit with drawers housing sink with mixer tap. Tiled to compliment, radiator and window to side.

EXTERIOR

Set on a good sized plot with ample parking giving access to the front entrance porch, garage and rear garden. The rear offers a fantastic garden which is enclosed for privacy considerations and enjoys a sunny aspect with lawn and patio.

GARAGE

17' 2" x 8' 2" (5.23m x 2.49m)

Up and over door, light and power.

