



Total area: approx. 56.7 sq. metres (610.3 sq. feet)

DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road and follow the road round and over the railway bridge and continue into Greystone Lane. After a short while turn left into Brent Avenue and take your first right into Dunlin Drive where 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/spice.unwind.tissue>

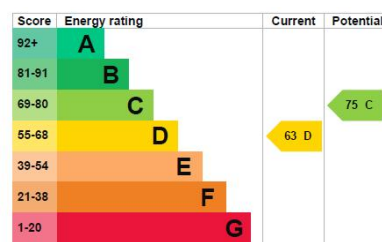
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, 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.



JH Homes

£195,000



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STORE/WORKSHOP
PARKING

16 Dunlin Drive,
Dalton-in-Furness, Cumbria, LA15 8PY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhomes.net

Well presented semi-detached bungalow situated in a quiet cul-de-sac off Brent Avenue, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. The property would be suitable for a variety of buyers, in particular the retired person(s) and is set in attractive gardens front and rear, driveway, detached store/workshop and comfortable living accommodation. Comprising of entrance hall, lounge, modern kitchen, two double bedrooms, luxury shower room and boarded loft. Complete 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 HALL

Access to all rooms and loft access.

LOUNGE

16' 11" x 11' 3" (5.16m x 3.45m)

UPVC double glazed window to front, fireplace, wood laminate flooring and radiator.

KITCHEN

9' 6" x 9' 6" (2.90m x 2.91m) Fitted with a range of base, wall and drawer units with work top over incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven and hob with cooker hood over. Space for fridge/freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system, uPVC double glazed windows to rear and PVC door to garden.

BEDROOM

12' 2" x 10' 5" (3.72m x 3.20m)

Double room with uPVC double glazed window to rear, storage cupboard and radiator.

BEDROOM

10' 11" x 9' 6" (3.34m x 2.91m)

UPVC double glazed window to front and radiator.

SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower cubicle. UPVC double glazed window.



LOFT

UPVC double glazed window to side, light and power.

EXTERIOR

Set on a good sized plot with ample parking, access to side door, garage and rear garden. Low maintenance garden to front and fantastic rear garden which is enclosed for privacy considerations with law and enjoys a sunny aspect.

STORE/WORKSHOP

Double doors, light and power.

