

Total area: approx. 102.4 sq. metres (1102.4 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 Crossroads turn left into Stainton Drive. Take your first left into Bowness Road, which then after the right-hand bend continues into Langdale Crescent and you will find the property on your left. The property can be found by using the following "What Three Words" <https://w3w.co/promise.soonest.singer>

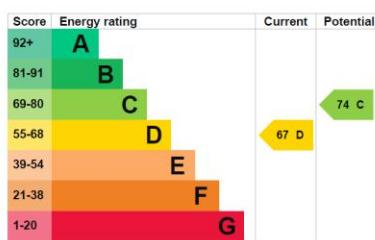
## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



£165,000



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STORAGE ROOM/  
GARAGE & PARKING

**17 Langdale Crescent,  
Dalton-in-Furness, LA15 8NN**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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Excellent semi detached house set back from the road and situated in a quiet location, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. Suitable for a variety of buyers but does require a little updating and offers accommodation comprising of entrance porch, WC, hall, lounge, dining room and kitchen to ground floor, with three bedrooms and wet room to the first floor. Additionally there is a boarded loft with drop down ladders, extensive driveway giving access to the garage and well established gardens to front and rear. Complete with gas central heating system and some double glazing this excellent home is recommended for early viewing.



#### ENTRANCE PORCH

Window, door to hall and door to:

#### WC

Two piece suite comprising of WC and wash hand basin.

Window.

#### HALL

Stairs to first floor with storage cupboard and door to:

#### LOUNGE

15' 4" x 9' 3" (4.68m x 2.84m)

Window to front, electric fire with feature surround, radiator and door to:

#### DINING ROOM

10' 2" x 7' 6" (3.12m x 2.31m)

Window to rear, radiator and open doorway to:

#### KITCHEN

12' 9" x 7' 11" (3.89m x 2.42m)

Good range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink and drainer with chrome handles and recess tiling.

Integrated electric hob with cooker hood over, electric double oven and fridge/freezer. Space and plumbing for washing machine, radiator and window to rear. External door to rear garden.

#### FIRST FLOOR LANDING

Window to side, over stairs cupboard housing combination boiler for the hot water and heating system and additional storage cupboard.

#### BEDROOM

12' 7" x 9' 6" (3.86m x 2.91m)

Double room with window to front and radiator.



#### BEDROOM

13' 3" x 7' 7" (4.06m x 2.32m)

Further double room with window to rear and radiator.

#### BEDROOM

8' 0" x 7' 6" (2.44m x 2.29m)

Single room with window to rear and radiator.

#### WET ROOM

Floor drain, mixer shower with vanity unit housing two piece suite comprising of hidden cistern, dual flush WC and wash hand basin with mixer tap and cupboards under. Opaque window.



#### EXTERIOR

The property is set on a good-sized plot with ample parking, garage and a rear garden which is fully enclosed and paved for ease of maintenance.

#### GARAGE

18' 0" x 8' 5" (5.50m x 2.59m)

Up and over door, glazed window and separate storage to rear accessed from the garden.

