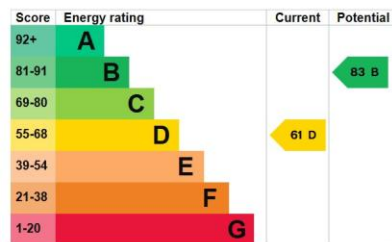




DIRECTIONS

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 where you will find the property on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/acclaimed.goggles.jetting>



GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

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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£250,000



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3



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PARKING

35 Langdale Crescent,  
Dalton-in-Furness, LA15 8NR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Extended semi detached house which has been modernised by the current seller, set back from the road and situated in a quiet location, just moments away from the surrounding village of Dalton Town Centre, schools and transport links. Suitable to the family buyer having a rear garden, driveway for several vehicles, garden office/gym and superior modern living accommodation. Comprising of entrance vestibule, lounge, recently installed kitchen/diner with handy WC under the stairs to the ground floor and two bedrooms and bathroom to the first floor with a further floor offering a third bedroom with views and its own bathroom. Complete with gas central heating system and uPVC double glazing this excellent home is recommended for early viewing.



Accessed through a PVC door with glazed inserts into:

**PORCH**

UPVC double glazed window and door to:

**LOUNGE**

16' 3" x 14' 7" (4.96m x 4.45m)  
Wall mounted, recessed electric fire, Parquet style flooring and radiator. Stairs to first floor, uPVC double glazed window to front and side. Door to:

**KITCHEN/DINER**

9' 4" x 14' 7" (2.85m x 4.45m)  
Fitted with a good range of base, wall and drawer units with marble effect work tops over incorporating sink and drainer with mixer tap and matching splashbacks. Integrated electric oven and hob with cooker hood, further integrated appliances include a fridge/freezer and microwave. Space and plumbing for washing machine, radiator and window to rear. Double glazed sliding patio doors to rear garden and door to:

**WC**

Fitted with a WC and sink combination unit.

**FIRST FLOOR LANDING**

Window to side, access to two bedrooms, bathroom and stairs to second floor.

**BEDROOM**

12' 9" x 14' 7" (3.91m x 4.45m)  
Double room with two windows to front, over stairs cupboard, understairs cupboard and radiator.

**BEDROOM**

10' 0" x 8' 2" (3.07m x 2.50m)  
Window to rear and radiator.



**BATHROOM**

Modern three piece suite comprising of WC, vanity unit housing wash hand basin and bath with shower over. Full tiling to walls, heated towel rail and window to rear.

**BEDROOM**

7' 11" x 12' 0" (2.43m x 3.66m) Window to rear, radiator and door to:

**ENSUITE**

Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Wall mounted combination boiler for the hot water and heating system.

**EXTERIOR**

Set on a good sized plot with ample parking leading to the front door and round to the rear garden. The rear garden is enclosed for privacy considerations, enjoys a sunny aspect and is low maintenance.

