

DIRECTIONS

From Tudor square in the centre of Dalton proceed up Broughton Road and take the turning onto Butts Beck on the left hand side (an unmade road). Proceed along Butts Becks where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/happier.comedy.smashes>

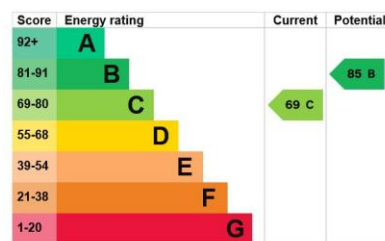
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



Estate Agency Act 1979

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£280,000



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**GARAGE &
PARKING**

**Killen, Butts Beck, Dalton-in-Furness,
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Excellent detached bungalow situated on a generous plot with gardens to both the front sides and rear and situated on a private road located just off Broughton Rd in Dalton in Furness. The location offers convenient access to the town centre and amenities and the property benefits from an excellent garden space, ample off-road parking and good sized garage. Comprising of porch, hall, lounge, kitchen/diner, conservatory, two double bedrooms and shower room/wet room. UPVC double glazing, gas fired central heating system, light neutral decor and fresh carpeting complementing this comfortable home that is offered for sale for the first time since original construction for the family. Offered with vacant possession having no upper chain and early viewing is both inviting and recommended to appreciate this comfortable home and generous plot.



Accessed by way of a short flight of steps to a set of PVC double glazed, double doors with pattern glass panes opening to:

PORCH
3' 7" x 5' 0" (1.09m x 1.52m)

Glazed door and side window opening to:

HALL
'L' shaped with radiator, loft access and modern wooden internal doors to lounge, kitchen/diner, bedrooms and shower room. Further door to a boiler cupboard housing the Worcester boiler for the hot water and heating system and offers useful storage with a radiator.

LOUNGE
10' 8" x 16' 11" (3.25m x 5.16m)
Two uPVC double glazed windows, both with fitted blinds, white painted fire surround with hearth currently housing an electric stove effect fire, spotlight track to ceiling and radiator. The windows overlook the front and side garden areas.

KITCHEN/DINER
11' 1" x 16' 11" (3.38m x 5.16m)
well-proportioned room that is fitted with a range of base, wall and drawer units with a high gloss granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and modern panelling to splashbacks. Integrated electric oven and gas hob with glass splash back and cooker hood over. Recess for fridge freezer and recess and plumbing for washing machine and dishwasher. Dividing island/breakfast bar area with matching work surfacing, radiator, three PVC double glazed windows one of which has an extractor fan fitted and PVC double glazed door to conservatory.

CONSERVATORY
7' 1" x 9' 4" (2.16m x 2.84m)
Situated to the rear of the property with uPVC double glazed windows, polycarbonate style roof and half-glazed door opening to the rear garden. Light and power socket.

BEDROOM
12' 10" x 13' 8" (3.91m x 4.17m)
Double room with radiator, uPVC double glazed window with fitted blind and built-in double wardrobe with hanging rails and upper storage locker.



BEDROOM
10' 9" x 9' 8" (3.28m x 2.95m)
Double room with radiator, uPVC double glazed window to rear looking to the garden. Built-in wardrobe with hanging rail and upper storage locker.

SHOWER ROOM
6' 2" x 8' 4" (1.88m x 2.54m)
Three piece suite comprising of WC with push button flush, thermostatic shower with shower rail, flexi track spray and fix rain head attachment and wash hand basin inset to vanity unit with mixer tap and glass shelf and mirror above. Waterproof floor and floor drain, modern panelling to walls, extractor fan and panelling to ceiling with inset LED lights. Two uPVC double glazed windows to rear and ladder style towel radiator.

EXTERIOR
Generous plot, ample off-road parking and an attached single garage. The front garden is laid to lawn with mature shrubs and bushes around the perimeter. Paths and stepping stones, access to the side gravelled garden area again with shrubs and leading to the rear. The rear garden is a good size and has been landscaped for easier maintenance with gravelled and flagged seating space and wooden storage shed. To the far side of the property is a further gravelled area which offers great potential for creating additional parking if required.

GARAGE
23' 8" x 9' 4" (7.21m x 2.84m)
Electric roller door and is currently set up and used as a workshop and general storage area. To the rear of the room is a further storage area with sliding door and uPVC double glazed window. Wood framed wooden single glazed window to the side, light and power and water tap.

