

Total area: approx. 163.1 sq. metres (1755.7 sq. feet)

DIRECTIONS

Entering Dalton via Ulverston Road, take your first right into Lord Street and turn right into the cul-de-sac signposted Sandstones. The property is immediately in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/otter.tolerable.disposing>

GENERAL INFORMATION

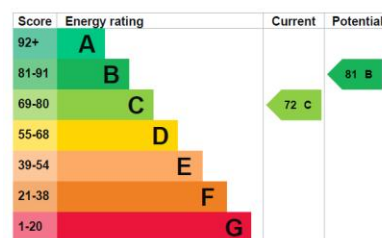
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: The seller will consider a part exchange for a larger property.



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.



£332,500



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PARKING

Sandstones, Lord Street,
Dalton-in-Furness, LA15 8HQ

For more information call **01229 445004**

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

Excellent architect designed detached house built circa 1993 which is set back from the main road and situated in a quiet cul-de-sac, just moments away from Dalton Town Centre and its close amenities, schools and transport links. Suitable for a variety of buyers in particular the family home purchaser. Comprising of entrance porch, open-plan spacious lounge, kitchen with Island/breakfast bar and integral appliances and versatile room currently used as a beauty room but could lend itself to an office/ground floor bedroom or gym to the ground floor with three good sized bedrooms, one with an ensuite facility and dressing room and further family bathroom. Complete with gas central heating system and uPVC double glazing as well as an immaculate standard of internal presentation. The location offers convenient access to the towns of Barrow-in-Furness and Ulverston and viewing is advised.



Accessed through a PVC door with glazed inserts into:

- PORCH**
Door to:
- LOUNGE**
15' 8" x 22' 8" (4.78m x 6.91m)
Sandstone fire surround extending length of one wall and two radiators. Door to kitchen, door to office and window. Stairs to first floor with understairs cupboard.
- KITCHEN**
23' 2" x 15' 0" (7.06m x 4.57m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating Belfast sink with grooved drianer either side, chrome handles and feature island/breakfast bar. Integrated dishwasher, eye level, electric oven and microwave and electric hob with cooker hood over. Space and plumbing for washing machine and space for dryer. Two radiators and uPVC windows to two sides and door to side.
- OFFICE**
9' 10" x 15' 8" (3m x 4.78m)
Currently used as a beauty salon but could be used as either an office or gym. PVC door with matching side panel to front and radiator.
- FIRST FLOOR LANDING**
Roof window, two radiators and doors to all upper rooms.
- MASTER BEDROOM**
15' 8" x 18' 11" (4.78m x 5.77m)
Double room with window to front, radiator and doors to both ensuite and walk in wardrobe.
- ENSUITE**
Fitted with a three piece suite comprising of WC, wash hand basin and shower cubicle.



- BEDROOM**
15' 5" x 11' 11" (4.70m x 3.63m)
Window to side, radiator and mirror fronted wardrobes which house the combination boiler for the hot water and heating system. Loft access.
- BEDROOM**
12' 10" x 10' 0" (3.91m x 3.06m)
Window to front, radiator and over stairs cupboard.
- BATHROOM**
6' 10" x 14' 5" (2.08m x 4.39m)
Modern four piece suite comprising of WC, wash hand basin, whirlpool bath and thermostatic shower with draining floor area. Tiled with Burlington tiles to wall and floor with underfloor heating, heated towel rail and window to front.
- EXTERIOR**
Set on a good sized plot with off road parking and low maintenance garden to front.

