



Total area: approx. 54.3 sq. metres (584.9 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. Follow the road up the hill, turning left into Bardsea Close 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/voltages.jars.history>

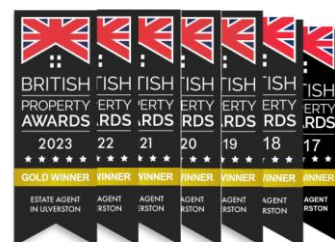
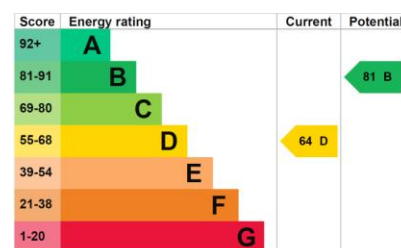
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric.



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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£160,000



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PARKING

**3 Bardsea Close,
Dalton-in-Furness, LA15 8NW**

For more information call **01229 445004**

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

Semi detached bungalow situated in a street nestled between Stainton Drive and Langdale Crescent, just moments away from surrounding villages, Dalton Town Centre and close to amenities, schools and transport links. Suitable for a variety of buyers, but in particular the retired buyer and has gardens to the front and rear, driveway, detached garage and comfortable living accommodation. Comprising of lounge, inner hall, two bedrooms and shower room. Extensive driveway giving access to entrance door and garage, with well-established garden to rear. Complete with gas central heating system and uPVC double glazing. The property does require a little modernisation which would be appreciated upon viewing and has been reflected in the realistic asking price.



Accessed through a PVC door with glazed inserts into:

KITCHEN

10' 5" x 6' 3" (3.18m x 1.91m)
Fitted with a range of base units with worktop over incorporating stainless steel sink. Space and point for electric cooker, space and plumbing for washing machine and door to:

LOUNGE

17' 1" x 12' 2" (5.21m x 3.71m)
Double glazed sliding patio doors to front, original style fire surround and radiator. Door to inner hall and door to:

CUPBOARD

Wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to front.

INNER HALL

Doors to two bedrooms and shower room. Loft access.

BEDROOM

13' 9" x 9' 1" (4.19m x 2.77m)
UPVC double glazed window to rear, storage cupboard and radiator.



BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m)
Radiator and uPVC double glazed window to rear.

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin and shower cubicle. Window to side.

EXTERIOR

Set on a good sized plot with ample parking giving access to the side entrance door, garage and rear garden.

