

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road and follow the road round and over the railway bridge and continue into Greystone Lane. After a short while turn left into Brent Avenue and take your first left into Kestrel Drive where the property can be found on your right hand side on the corner of Merlin Drive.

The property can be found by using the following "What Three Words" <https://w3w.co/onto.upcoming.masses>

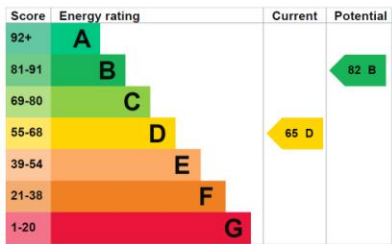
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: All mains services including, gas, electric, 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.

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£275,000



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GARAGE &
PARKING

Quorn, 2 Merlin Drive,
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Rare purchase opportunity to acquire an extended semi-detached bungalow occupying an enviable sized plot on the ever-popular Tantabank estate, just moments away from surrounding villages, Dalton Town Centre, and its amenities, schools and transport links. Suitable for a variety of buyers, in particular the family home buyer, and is set in well-established corner plot with gardens to the front, side and rear, good sized driveway, detached garage and comfortable living accommodation. Comprising of hallway, lounge with coal effect living flame gas fire and open to a dining room which has open views to the garden, dining room/bedroom, kitchen, three further bedrooms one of which offers an en-suite WC, family bathroom and loft area. Complete with gas central heating system and uPVC double glazing as well as a good standard of presentation this excellent home is recommended for early viewing.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Access to lounge, bathroom, three bedrooms and loft access.

LOUNGE

10' 8" x 17' 7" (3.25m x 5.36m)
Indented coal effect living flame, gas fire, radiator and doors to kitchen and dining room. Open to garden room.

DINING ROOM

10' 3" x 10' 6" (3.12m x 3.2m)
Two uPVC double glazed windows overlooking the garden, radiator and PVC double glazed sliding patio doors to rear.

DINING ROOM/BEDROOM

8' 8" x 11' 9" (2.64m x 3.58m)
Multi use room with storage cupboard, uPVC double glazed window to rear and radiator.

KITCHEN

8' 8" x 7' 7" (2.64m x 2.31m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and splash back tiling. Integrated electric oven and electric hob with cooker hood over, space and plumbing for dishwasher and space and plumbing for washing machine. Radiator and external door to rear garden.

BEDROOM

8' 10" x 17' 7" (2.69m x 5.36m)
Double room with radiator and uPVC double glazed window to front.



BEDROOM

10' 2" x 8' 2" (3.1m x 2.49m)
Further double room with uPVC double glazed window to front and radiator.

BEDROOM

8' 4" x 8' 3" (2.54m x 2.51m)
Radiator, uPVC double glazed window to front and door to:

EN-SUITE

Two piece suite comprising of WC and wash hand basin.

BATHROOM

Four piece suite comprising of WC, wash hand basin, bath and shower cubide.

EXTERIOR

Set on a good-sized, corner plot with ample parking giving access to the side, kitchen, garage and gardens. The property offers well established gardens to the front, side and rear.

DETACHED GARAGE

15' 4" x 7' 9" (4.69m x 2.37m)
Up and over door, light and power.

