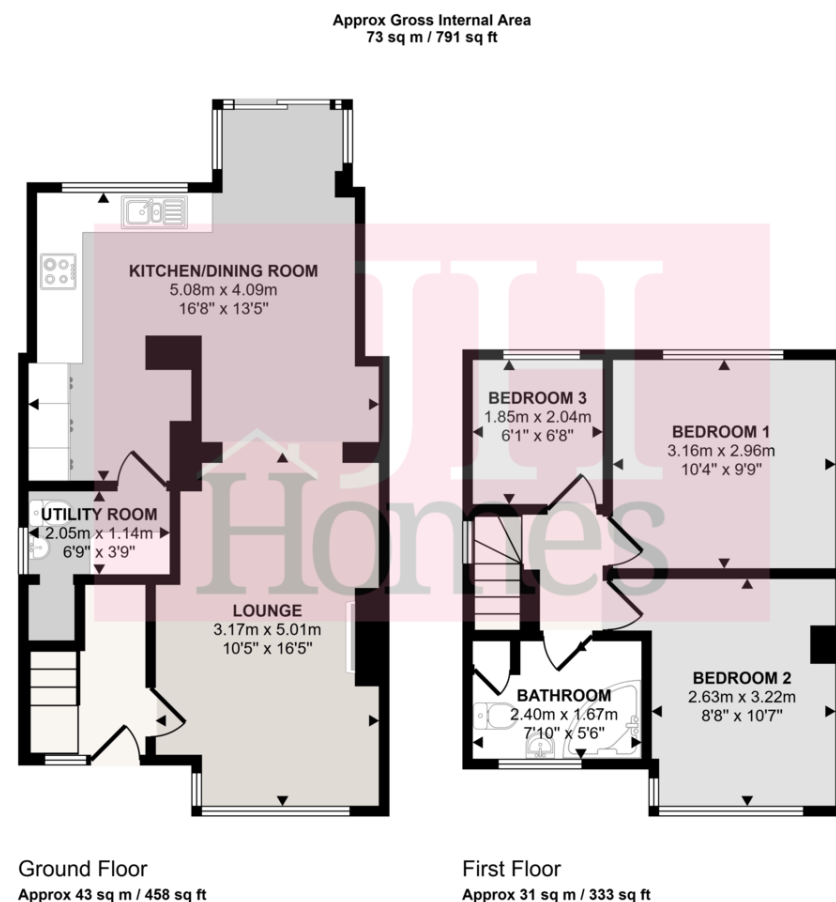




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

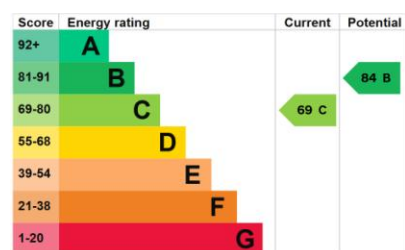
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and 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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PARKING

44 Greystone Lane,  
Dalton-in-Furness, LA15 8QQ

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)



Excellent semi detached family home situated in this popular residential location dose to shops, schools, bus routes and everything Dalton Town Centre has to offer. Having been cared for by the current owner and is well presented throughout which will be appreciated upon recommended viewing and offers a comfortable home perfect for a range of buyers particularly the family home purchaser. Comprising of entrance hallway, lounge, kitchen/diner, utility room/WC to the ground floor with three three good sized bedrooms and a luxury bathroom to the first floor. Set on a good sized plot with driveway, workshop and pleasant enclosed low maintenance rear garden. The property also benefits from a gas fired central heating system and uPVC double glazing.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE HALLWAY**

Door to lounge and stairs to first floor.

**LOUNGE**

16' 5" x 10' 5" (5m x 3.18m) widest points  
UPVC double glazed window to front, feature indented electric fire and log display, radiator and wood effect laminate flooring. Open to:

**KITCHEN/DINER**

13' 5" x 16' 8" (4.09m x 5.08m)

Dining Area

Open to lounge with ceiling light point, radiator and double glazed sliding patio doors with matching side panels to the rear garden.

Kitchen Area

Fitted with a range of base, wall and drawer units with stainless steel sink and drainer with mixer tap and recess tiling. Integrated eye level double oven, gas hob with cooker hood over. Two ceiling light points and uPVC double glazed window. Door to:

**UTILITY ROOM/WC**

3' 9" x 6' 9" (1.14m x 2.06m)

Fitted with a double wall unit with an area of worktop under. Space and plumbing for washing machine and space for dryer. Two piece suite comprising of WC and wash hand basin. Understairs area and radiator.

**FIRST FLOOR LANDING**

UPVC double glazed windows to side and doors to all upper rooms.

**BEDROOM**

9' 9" x 10' 4" (2.97m x 3.15m)

Double room with uPVC double glazed window to rear and radiator.

**BEDROOM**

10' 7" x 8' 8" (3.23m x 2.64m)

Further double room with radiator and uPVC double glazed window to front.



**BEDROOM**

6' 8" x 6' 1" (2.03m x 1.85m)

Single room with uPVC double glazed window to rear and radiator.

**BATHROOM**

5' 6" x 7' 10" (1.68m x 2.39m)

Luxury three piece suite comprising of WC, wash hand basin and corner bath with shower over. Full tiling to walls, cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to front.

**EXTERIOR**

Set on a good sized plot with ample parking leading to the entrance door, workshop and the rear garden. Low maintenance garden to front and fantastic rear garden which is enclosed for privacy considerations and enjoys a sunny aspect.

**WORKSHOP**

Light and power.

