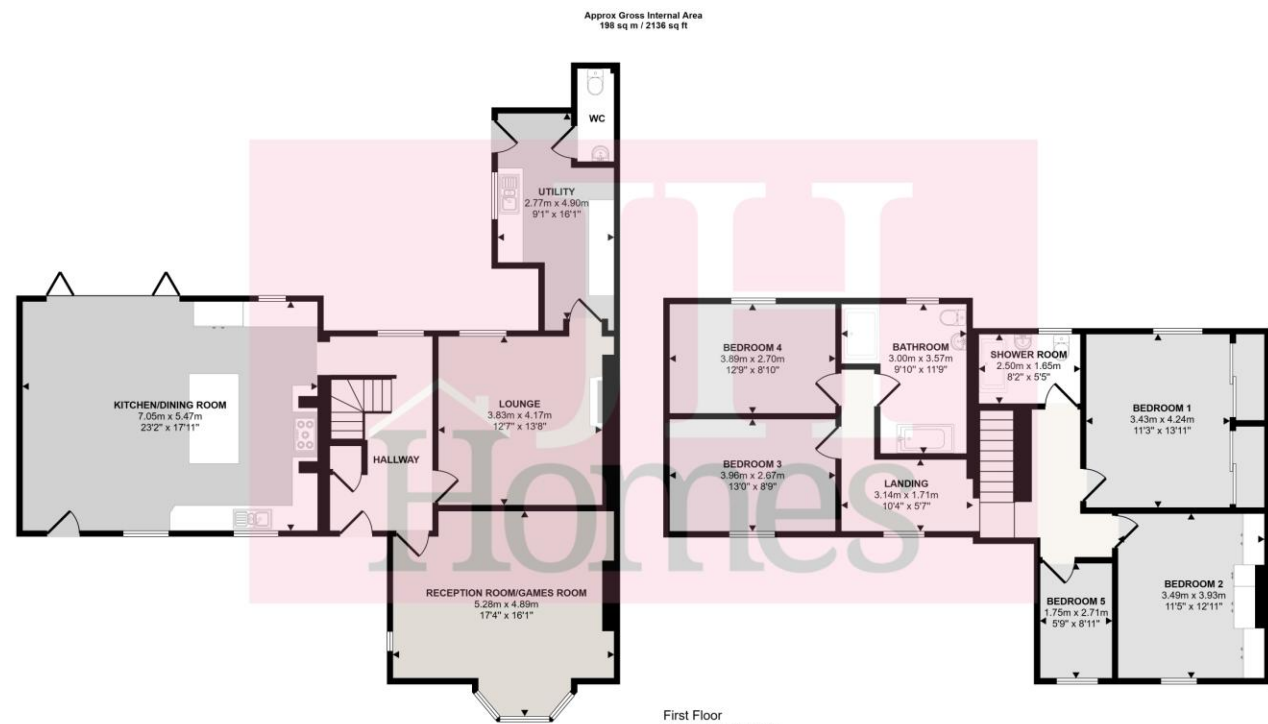
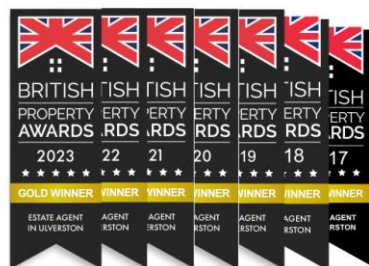




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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.



JH
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£575,000



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PARKING

41 Station Road,
Dalton-in-Furness, LA15 8PL

For more information call **01229 445004**

2 New Market Street

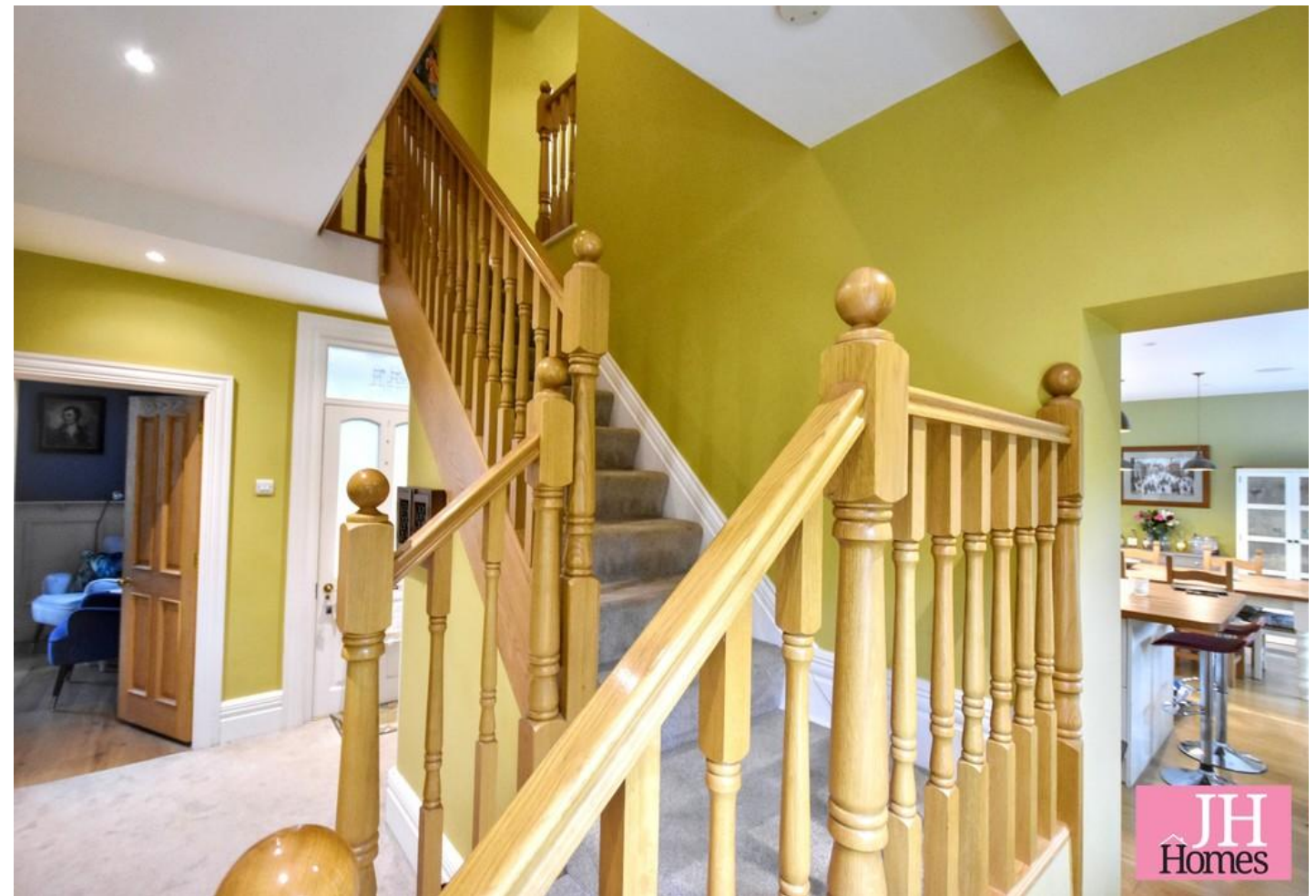
Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to acquire extended detached family home, with ample off-road parking and spacious private gardens, all poised within a highly convenient and desirable central Dalton location. Having been renovated and extended whilst maintaining many original style features, with meticulous attention to detail throughout the home and gardens, including sash uPVC double glazing, exposed beams to ceilings in some rooms, zoned heating system, SONOS system and remote-controlled ambient lighting. Comprising of traditional entrance hallway, stunning kitchen/dining room with integral appliances and Bi-fold doors, bay windowed reception room/games room, lounge with ambient lighting, utility room with cloaks/WC to the ground floor with the first floor offering five ample sized bedrooms, family bathroom and further shower room. Externally is an immaculate and developed private garden with a patio area which allows seamless indoor-outdoor living from the kitchen via bi-folding doors. To the front is plenty of off-road parking. Offering convenient access to all that Dalton has to offer, including family friendly public houses, restaurants and a Co-Op supermarket. This property would only be appreciated upon highly recommended viewing.



DIRECTIONS

Coming from Ulverston Road continue down the hill into Dalton Town Centre and past Tudor Square. Continue along Market Street and take your first left into Station Road.

The property can be found by using the following "What Three Words".
<https://w3w.co/seagulls.managed.crazy>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected





Accessed through a door into:

HALLWAY

UPVC sash style window to rear with doors to secondary reception room/games room and lounge. Stairs to first floor and open door way to kitchen/dining room.

KITCHEN

17' 11" x 23' 2" (5.46m x 7.06m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with mixer tap. Integrated dishwasher, double fridge/freezer and larder fridge and cupboard with space and point for range style cooker. Island with matching worktop, underfloor heated wooden flooring and space for dining table. Three dual aspect windows to front and rear. Sonos system and bi-fold doors to rear garden.

RECEPTION ROOM/GAMES ROOM

16' 1" x 17' 4" (4.9m x 5.28m) Traditional style wall paneling and cornicing with wooden flooring, two radiators, double glazed bay window to front and double glazed window to side.

LOUNGE

13' 8" x 12' 7" (4.17m x 3.84m)
Double glazed window to rear, multi fuel burner set on slate plinth with wooden mantel, wooden flooring and radiator. Door to:



UTILITY ROOM

16' 1" x 9' 1" (4.9m x 2.77m) widest point
Base and wall units with worktop over containing one and a half bowl sink with mixer tap. Space for fridge freezer and dryer with plumbing for washing machine. Wood laminate flooring, radiator. External stable style door to rear garden. Door to:

WC

Two piece suite comprising of WC and wash hand basin.

FIRST FLOOR LANDING

Split level with double glazed window to front, two radiators and doors to bedrooms, family bathroom and shower room.

BEDROOM

13' 11" x 11' 3" (4.24m x 3.43m) excluding wardrobes
Double glazed window to rear, mirror fronted double wardrobes and radiator.

BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m)
Fitted wardrobes and drawers, radiator and double glazed window to front.

BEDROOM

8' 9" x 13' 0" (2.67m x 3.96m)
Double glazed window to front, exposed beam to ceiling and radiator.

BEDROOM

8' 10" x 12' 9" (2.69m x 3.89m)
Exposed beam to ceiling, radiator and double glazed window to rear.

BEDROOM

8' 11" x 5' 9" (2.72m x 1.75m)
Radiator and double glazed window to front.

BATHROOM

Luxury four piece suite comprising of WC, wash hand vanity basin, freestanding bath and walk in shower cubicle. Heated towel rail, electric under floor heating and double glazed window to rear.

SHOWER ROOM

Modern three piece suite comprising of WC, wash hand vanity basin and walk in shower. Heated towel rail, tiling and double glazed window to rear.

EXTERIOR

Well-stocked garden to front of bay window alongside ample drive for multiple vehicles. Traditional timber-built porch with slate roof providing access to entrance hallway. Access to the Kitchen/Dining room via stable style door. External power points and water taps. Private, sunny garden with lawn, enclosed by pathway and well-stocked border. Raised, slated patio area and workshop/summerhouse with power. External lighting, illuminated water fountain, established plants, shrubs and trees.

BOILER ROOM

Accessed through a wooden door from outside housing the zoned heating system.