

Total area: approx. 83.2 sq. metres (895.4 sq. feet)

DIRECTIONS

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road and take immediate left onto Cemetery Hill. Follow the road into Newton Road, past the Newton Arms and before Newton Crossroads turn left into Stainton Drive. Follow the road up the hill until you reach Adgarley Way on your left.

The property can be found by using the following "What Three Words":<https://w3w.co/advising.chatters.primary>

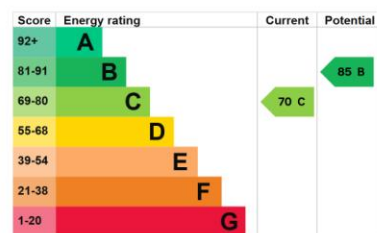
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£220,000



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GARAGE & PARKING

8 Adgarley Way, Dalton-in-Furness,
LA15 8XJ

For more information call **01229 445004**

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

Well-presented semi-detached house situated on an attractive plot with ample gardens, off-road parking and garage in a quiet cul-de-sac off Stainton Drive. Just moments away from surrounding villages, Dalton Town Centre, and close to amenities, schools and transport links. The property would be suitable for a variety of buyers, particularly the family home purchaser. Comprises of entrance vestibule, living room, kitchen/dining room, with French doors to the rear garden, and to the first floor three bedrooms and a bathroom. Extensive driveway for parking giving access to the garage. Well-established gardens to the front, side and rear. Gas central heating system and uPVC double glazing, this excellent home is recommended for early viewing. The location offers convenient access to the towns of Barrow-in-Furness and Ulverston.



Accessed through a door into:

ENTRANCE VESITBULE

Under stairs cupboard. Door to:

LIVING ROOM

11' 4" x 15' 5" (3.45m x 4.7m)
Bow Window and double-glazed window to the front. Log effect living flame gas fire and radiator. Door to:

REAR VESTIBULE

Staircase to first floor. Door to:

KITCHEN/DINER

9' 2" x 15' 5" (2.79m x 4.7m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with mixer tap and splash back tiling. Wood laminate flooring, breakfast bar and space for dining table. Double glazed window to the rear and plumbing for washing machine. Integrated appliances including an electric hob stove, extractor hood and oven. French doors to rear garden.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom, double glazed window to side.

BEDROOM

14' 11" x 8' 9" (4.55m x 2.67m)
Double glazed window to front, fitted wardrobes and radiator.

BEDROOM

9' 3" x 8' 9" (2.82m x 2.67m)
Radiator and double glazed window to rear.

BEDROOM

8' 6" x 6' 3" (2.59m x 1.91m)
Double glazed window to front and radiator.



BATHROOM

Three piece suite comprising of WC, wash hand basin and bath. Double glazed window to rear.

EXTERIOR

Benefits from beautifully presented gardens, driveway and garage providing off road parking. Generous sized enclosed garden with paved patio seating area, lawn area with mature shrubs and established plants, giving access to detached garage.

GARAGE

8' 2" x 16' 5" (2.49m x 5m)
Light and power points with up and over door.

