

Total area: approx. 76.1 sq. metres (819.4 sq. feet)

#### 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, taking your first left into Tantabank. Take your first left into Rusland Drive where the property can be found on your right-hand side.

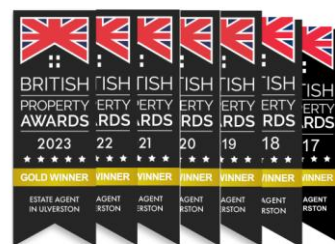
#### GENERAL INFORMATION

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.

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**£180,000**



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**GARAGE &  
PARKING**

**16 Rusland Drive,  
Dalton-in-Furness, LA15 8UJ**

For more information call **01229 445004**

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



Semi detached bungalow occupying an elevated plot with views towards Dalton town on the ever-popular Tantabank estate. Close by to the surrounding villages, railway station, Town Centre, and other to amenities, schools and further transport links. Suitable for a variety of buyers with low maintenance gardens to front, side, and rear, driveway, attached garage and comfortable accommodation. Comprising of entrance hall, lounge with living flame gas fire, modern fitted kitchen, two double bedrooms and shower room. Complete with gas central heating system and uPVC double glazing as well as a good standard of presentation throughout. This excellent home is recommended for early viewing.



Accessed through a PVC door with glazed inserts and matching side glazed panel into:

**ENTRANCE HALLWAY**

Radiator and door to:

**LOUNGE**

18' 1" x 11' 7" (5.51m x 3.53m)

Living flame gas fire with feature surround, radiator and door to:

**INNER HALL**

Storage cupboard and doors to bedrooms, kitchen and shower room.

**KITCHEN**

9' 10" x 11' 7" (3m x 3.53m)

Fitted with a good range of base, wall and drawer unit with worktop over incorporating sink and drainer with mixer tap and splash back tiling. Integrated electric oven and gas hob with cooker hood over, space for undercounter fridge and freezer and wall mounted combination boiler for the hot water and heating system. External door and uPVC double glazed window to rear.

**BEDROOM**

13' 3" x 10' 1" (4.04m x 3.07m)

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



**BEDROOM**

7' 7" x 10' 1" (2.31m x 3.07m)

UPVC double glazed window to side, storage cupboard and radiator.

**SHOWER ROOM**

Three-piece suite comprising WC, wash hand basin and shower cubicle with glazed sliding door.

**EXTERIOR**

Set on a good sized plot with ample parking leading to the garage and entrance door. Low maintenance gardens front and rear.

**GARAGE**

17' 9" x 7' 9" (5.41m x 2.36m)

Up and over door, light and power and pedestrian door to rear.

