

Total area: approx. 127.5 sq. metres (1372.1 sq. feet)

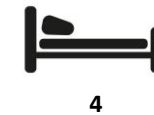
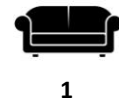


Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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 Homes

£340,000



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Spacious, stylish, modern, semi detached home situated in the popular and sought after Greenhills Way development. Situated to the top of Greystone's lane and adjacent to open countryside. This excellent home is very well presented throughout by the current owners and offers stylish, well planned accommodation suited to a range of buyers including the family purchaser. Set on a generous plot for a modern property with double width drive, integral garage, gardens to front and rear and comprises of hall, lounge, kitchen/diner, utility, WC and four bedrooms, master with ensuite and family bathroom. Appointed to a high standard with gas central heating system and double glazing this excellent home will not disappoint and early viewing is both invited for and recommended.



DIRECTIONS

Proceed into Dalton-In-Furness along Ulverston Road and down Crooklands Brow, continuing past Tudor Square and onto Market Street. Take the turning on the left hand side into Station Road, follow up Station Road passing the railway station and over the railway bridge and as the road bears round to the right keep left onto Greystones Lane, proceed up Greystones Lane and pass Stavely House Care Home, turn left onto the Greenhills Development, keep left and the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/alert.suggested.ignoring>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.

PLEASE NOTE: On completion of the site we believe that there may be a communal maintenance fee payable





Accessed through an attractive modern composite door with double glazed leaded pane opening into:

ENTRANCE HALL

Attractive inviting entrance hall with staircase to first floor, radiator concealed behind an attractive decorative panel, modern wooden door into lounge with an attractive laminate wood grain flooring and ceiling light point.

LOUNGE

16' 1" x 13' 0" (4.92m x 3.97m) plus bay UPVC bay window with fitted blinds and offering a pleasant aspect towards the front garden and countryside beyond. Open access kitchen/diner, modern wooden door to under stairs store, provision and mounting point for TV to the wall, ample power sockets, ceiling light point and radiator.

KITCHEN/DINER

9' 11" x 16' 5" (3.03m x 5.01m)
Fitted with an attractive range of base, wall and drawer units with white quartz work surface and matching up-stands with grooved draining slots and inset sink unit with mixer tap. Integrated appliances include induction hob with modern cooker hood over, low level oven, built in dishwasher, built in fridge and freezer.

Set of PVC double glazed French doors open to the rear patio and garden and uPVC double glazed window offering a lovely aspect over the rear garden and between neighbouring houses towards open countryside beyond. Radiator, light point over dining area, inset lights to ceiling and white marble effect floor tiles. Modern wooden door to utility room.

UTILITY ROOM

5' 4" x 9' 6" (1.64m x 2.91m)
UPVC double glazed window with fitted blind and PVC door with double glazed insert opening to side. Base units with marble effect work surface over and recess and plumbing for washing machine and space for dryer. Wall mounted Valiant gas boiler for the heating and hot water systems, tiled floor, radiator, ceiling light point and fitted coat hooks. Modern wooden doors to garage and WC.

WC

3' 3" x 5' 8" (0.99m x 1.73m)
Two piece suite in white comprising of WC with push button flush and wash hand basin set to vanity unit with mixer tap, tiled splashback and storage cupboard under. Radiator, uPVC double glazed window with fitted blind, ceiling light point and tiling to the floor.



FIRST FLOOR LANDING

Wooden internal doors to bedrooms, bathroom and airing cupboard housing the Valiant pressurised and factory insulated hot water storage tank. Loft access, ceiling light point and integrated smoke alarm.

BEDROOM

18' 7" x 9' 7" (5.66m x 2.92m) widest points
Double room with radiator, TV to bracket to wall and dormer uPVC double glazed bay window with fitted blind offering a lovely aspect over the field to the front. Modern wooden door to ensuite shower room.

ENSUITE

7' 8" x 6' 1" (2.36m x 1.86m)
Modern three piece suite in white comprising of glazed shower cubical with tiling to surrounds, fixed rain head shower to ceiling and flexi track spray, WC with push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboards and electric mirror above. Extractor fan, uPVC double glazed window and blind, tall chrome ladder style towel radiator, tiling to floor and part tiled to walls.

BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m) plus wardrobes
Further spacious double room with uPVC double glazed window with fitted blind to rear, offering a lovely aspect beyond neighbouring properties towards the surrounding farmland. Radiator, ceiling light point and power points.

BEDROOM

9' 5" x 13' 6" (2.88m x 4.13m)
Double room situated to front of the property and recess perfect for fitting of wardrobes if required. UPVC double glazed window to front with fitted blind giving a great aspect over the farmland to the front. Radiator, ceiling light point and power points.



BEDROOM

7' 7" x 6' 7" (2.32m x 2.01m)
Single room with wood grain laminate flooring, radiator, ceiling light point and power points. UPVC double glazed window with fitted blind to the front, again offering a pleasant aspect.

BATHROOM

6' 7" x 6' 0" (2.02m x 1.83m)
Fitted with a four piece suite comprising of panelled bath with wall mounted waterfall style mixer tap, WC with push button flush, wash hand basin with mixer tap inset to vanity unit with storage cupboards under and quadrant shower cubicle with flexi track spray and fixed rain head shower. Chrome ladder style towel radiator, uPVC double glazed window with fitted blind, inset lights to ceiling and ducted extractor fan. Fully tiled to walls and floor with a light grey pattern tile.

EXTERIOR

To the front of the property is an excellent block set driveway and access to garage. The front garden is in the process of being re-turfed with gated access to the side of the property by way of a flagged path leading to the rear garden. The rear is fully enclosed with fencing and offers a patio in front of the French Doors with an ample amount of lawn. Offering a blank canvas for any new purchaser to create a garden of their dreams.

GARAGE

19' 6" x 9' 6" (5.95m x 2.90m)
Single garage with up and over electric remote door, electric light and power with the circuit breaker control point to wall.

