

FREEHOLD



18 RUSLAND DRIVE, DALTON-IN-FURNESS, LA15 8UJ

£180,000

FEATURES

- | | |
|---|----------------------------|
| Realistically Priced | Fitted Kitchen |
| Elevated Bungalow | Two Bedrooms & Shower Room |
| Link Semi-Detached | Driveway & Attached Garage |
| Situated On Highly Popular Tantabank Estate | Gardens Front & rear |
| Gas CH System & UPVC DG | No-Chain Involved |
| Hallway & Lounge | |



1



1



2



Garage,
Off Road
Parking



Rare opportunity to purchase a well appointed two bedroom semi-detached bungalow, occupying an elevated position on the ever-popular Tantabank Estate and enjoying attractive views towards Dalton town. Ideally situated for convenient access to the surrounding villages, Dalton railway station and town centre, the property is also close to a range of local amenities, schools and excellent transport links, with both Barrow-in-Furness and Ulverston easily accessible. Particularly suited to those seeking comfortable, single-storey living, the property would make an ideal retirement home, while also offering an appealing proposition for a variety of buyers. Comprising of entrance hallway, lounge with wall-mounted electric fire, modern fitted kitchen, two good-sized double bedrooms and contemporary shower room. Externally, the property occupies a pleasant low-maintenance plot, with presentable gardens to both the front and rear and driveway leading to the attached garage. Complete with gas central heating system and uPVC double glazing. An excellent bungalow in a popular and convenient location, this property is highly recommended for early internal viewing to fully appreciate the accommodation and position on offer.

Accessed through a PVC door with glazed inserts and side window leading into:

ENTRANCE HALLWAY

Radiator and door to:

LOUNGE

18' 1" x 12' 5" (5.51m x 3.78m)

Wall mounted electric fire, radiator and uPVC double glazed window to front. Door to:

INNER HALLWAY

Doors to two bedrooms, kitchen and shower room. Storage cupboard.

KITCHEN

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

Fitted with a range of modern base, wall and drawer units with work top over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven and hob with cooker hood over, space and plumbing for washing machine and upright fridge/freezer. Tiled flooring, wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to rear. External door to rear garden.

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)

Good sized single room with storage cupboard, radiator and uPVC double glazed window to side.

SHOWER ROOM

Three-piece suite comprising of low level, dual flush WC, pedestal wash hand basin and double shower cubicle. Modern panelling to walls and ceiling light point.

EXTERIOR

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

GARAGE

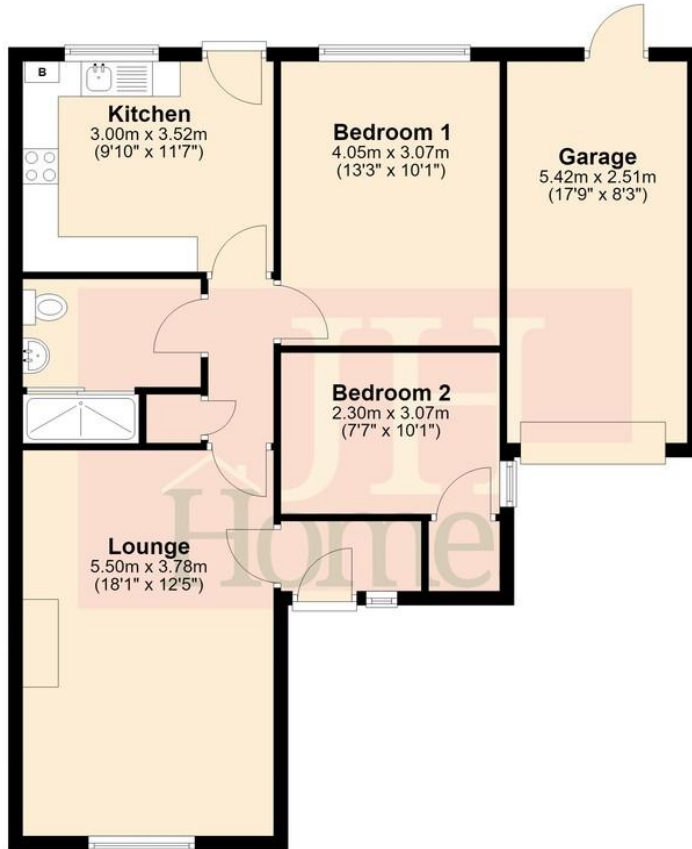
17' 9" x 8' 3" (5.41m x 2.51m)

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



Floor Plan

Approx. 76.1 sq. metres (819.4 sq. feet)



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

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services to include gas, electric, water and drainage

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

