

FREEHOLD



21 LEECE DRIVE,
DALTON-IN-FURNESS,
LA15 8NP

£255,000

FEATURES

Superior Family Semi-Detached

Extended Living Accommodation

Early Inspection Highly Advised

Gas CH System & uPVC DG

Two Open Plan Reception Rooms

Stunning Kitchen & Open Plan Dining Room

Three Bedrooms & Luxury Bathroom

Block Paved Driveway & Low Maintenance Rear Garden

Integral Garage

Highly Popular Location



1



3



3



Garage,
Off Road
Parking



Beautifully presented and thoughtfully extended semi-detached family home, ideal for first-time buyers, young families and those seeking stylish, ready-to-move-into accommodation. Occupying a favourable position within this popular residential location, the property is conveniently placed for Dalton-in-Furness town centre, surrounding villages, local amenities, well-regarded schools and transport links. Lovingly maintained and improved by the current owners, the home offers contemporary living spaces throughout and comprises of entrance vestibule, bright lounge with bay window, opening to a secondary reception room with views over the rear garden and modern kitchen/diner to the ground floor space. The first floor offers three bedroom and a modern family bathroom. Complete with ample off-road parking, enclosed rear garden designed for low maintenance - perfect for relaxing and entertaining and integral garage. Complemented with a gas central heating system and uPVC double glazing throughout this exceptional home offers a fantastic opportunity for a range of purchasers. Early viewing is highly recommended.

Accessed through a PVC door with glazed inserts into: ENTRANCE VESTIBULE Stairs to first floor and door to: LOUNGE <i>13' 3" x 11' 11" (4.04m x 3.63m)</i> UPVC double glazed bow window to front, understairs storage, vertical radiator and open to: SECONDARY RECEPTION ROOM <i>11' x 7' 9" (3.35m x 2.36m)</i> French-style UPVC double glazed doors to the rear garden, vertical radiator and double doors leading to:	KITCHEN <i>11' 0" x 5' 3" (3.35m x 1.6m)</i> Fitted with high gloss champagne base, wall and drawer units with grey quartz worktops over incorporating inset sink with mixer tap, brass handles and complimentary upstands. Additional matching wall and base units extend along the wall between the kitchen and garage to the fire door, providing further storage and continuous quartz worktop space. Integrated single oven, microwave, built-in fridge freezer, electric hob with cooker hood over and slimline dishwasher. Pattern tiled flooring. Double glazed UPVC window to rear and open to: DINING AREA <i>11' 0" x 13' 9" (3.35m x 4.19m)</i> UPVC French-style double glazed doors to rear garden, further matching base, wall and drawer units to the kitchen with worktop over, vertical radiator and fire door leading to:	FIRST FLOOR LANDING Access to all upper rooms with uPVC double glazed window to side. BEDROOM <i>13' 2" x 7' 1" (4.01m x 2.16m)</i> Double room with views from the front through a double glazed uPVC window and radiator. BEDROOM <i>11' 1" x 8' 11" (3.38m x 2.72m)</i> Further double room with radiator and uPVC double glazed window to rear.
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BEDROOM

10' 3" x 6' 9" (3.12m x 2.06m)

Single room, currently used as an office with uPVC double glazed window overlooking the front and radiator.

BATHROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and L-Shaped bath with shower over. UPVC double glazed window to rear, tiled to walls and radiator.

OUTSIDE

Block paved driveway providing access to the front entrance door and garage. To the rear is an enclosed garden offering privacy and enjoying a sunny aspect, with low maintenance landscaping including lawn and attractive flagged patio areas.

GARAGE

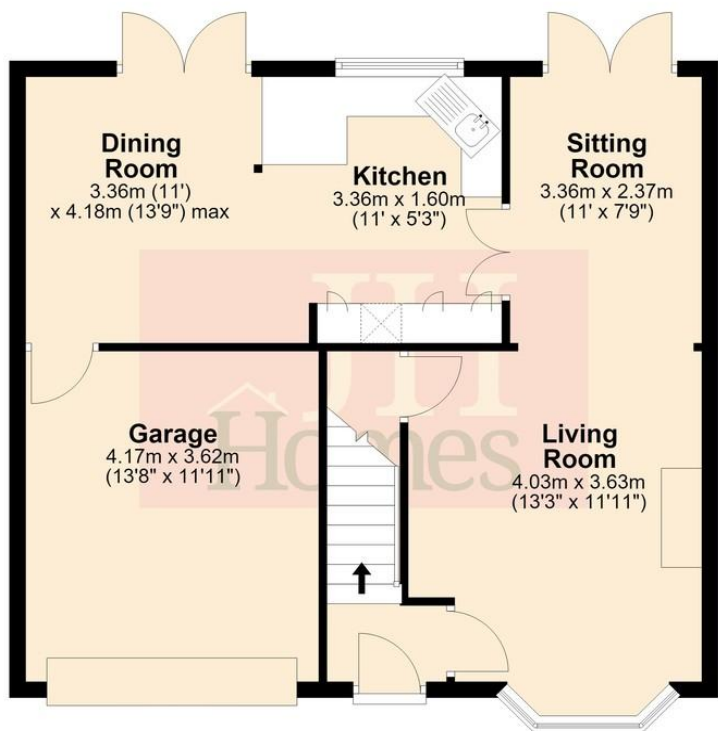
13' 8" x 11' 11" (4.17m x 3.63m)

Electric roller door, with light, power and plumbing for appliances. Fitted with matching wall and base units, complemented by a grey quartz worktop, providing excellent additional storage and workspace.



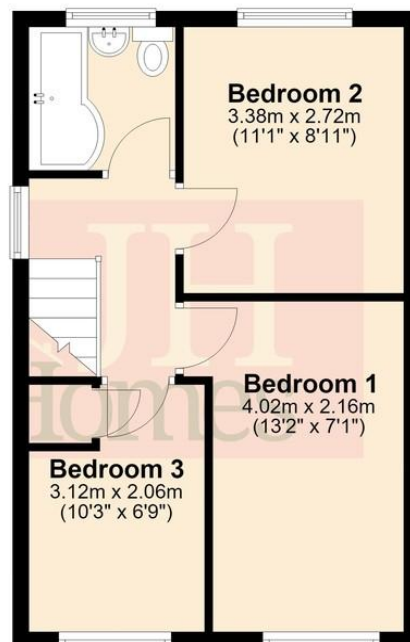
Ground Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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

DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Abbey Road and immediate left into Cemetery Hill. Follow the road into Newton Road, passed the Newton Arms and before Newton Crossroads turn left into Stainton Drive. Continue up the hill turning left into Leece Drive with the property being on your right hand side. The property can be found by using the following "What Three Words":

<https://w3w.co/willpower.pays.probable>

EPC To Follow



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.