

FREEHOLD



8 BRENT AVENUE, DALTON-IN-FURNESS, LA15 8QF

£200,000

FEATURES

- Popular Residential Location
- Semi Detached Bungalow
- Offered Vacant With No Upper Chain
- Great Further Potential
- Porch, Hall & Lounge
- Kitchen & Modern Shower Room
- Two Double Bedrooms
- Ideal For A Range Of Buyers
- Lovely Gardens, Drive & Good Garage
- Close To Bus Routes & Town Access



-  1
-  1
-  2
-  Garage, Off Road Parking



A comfortable semi-detached bungalow situated in this ever-popular residential location within the town of Dalton-in-Furness. This lovely bungalow is offered for sale vacant having no upper chain and is set on a pleasant plot with gardens to the front and rear, a driveway and a sizable, detached garage. Offering accommodation comprising of an entrance porch, hall, kitchen, lounge, inner hall, two double bedrooms and a shower room. There is a gas central heating system, uPVC double glazing and provides accommodation perfect for a range of buyers including those downsizing. A great opportunity to modernise and personalise with early internal viewing both invited and recommended.

This lovely bungalow is accessed through a PVC double glazed door into:

PORCH

Offers a useful area before entering the property and is of a good size. A feature PVC double glazed door with an arched coloured and leaded glass pane opens to:

ENTRANCE HALL

Coat hooks to the wall and a meter cupboard, radiator with shelf above and open arch to:

KITCHEN

9' 5" x 6' 5" (2.87m x 1.96m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel single drainer sink unit with mixer tap and splash back tiling. Gas hob with a cooker hood above, a low-level oven, recess and plumbing for a washing machine and space for a fridge/freezer. A uPVC double glazed window to the side looks towards the drive, there is tiling to the floor and a spotlight track to the ceiling.

LOUNGE

14' 5" x 11' 9" (4.39m x 3.58m)

Well-presented room with light neutral decor and a feature green chimney breast. There is a uPVC double glazed window with blinds looking towards the attractive front garden area. The conglomerate fireplace and hearth has an inset gas living flame fire making a pleasant focal point to the room. Complete with four light points, a radiator and a door to the rear giving access to:

INNER HALL

Provides an access point to the loft and modern wooden doors to two bedrooms and a shower room.

LOFT

Has a drop-down ladder, electric light point and is boarded for storage. Houses the gas boiler for the heating and hot water systems.

BEDROOM

14' 11" x 8' 6" (4.55m x 2.59m)

Situated to the rear of the property with a uPVC double glazed window looking to the lovely rear garden. There is a radiator, a built-in range of wardrobes and drawers, and a former airing cupboard with shelving; again offering valuable additional storage space. Complete with coving to the ceiling, light blue decor and overall offers an excellent double bedroom.

BEDROOM

10' 2" x 9' 8" (3.1m x 2.95m)

Further double to the rear of the property with a range of built-in bedroom furniture comprising of wardrobes, bridging unit and a bedside unit. There is a radiator, a PVC double glazed door and a window with blinds looking to and accessing the lovely rear garden space.

SHOWER ROOM

Fitted with a traditional style three-piece suite with a heritage pedestal wash hand basin with glass shelf and oval mirror above, a matching WC and glazed cubicle with a thermostatic shower. Extractor fan, modern panelling to the splashbacks, further tiling around the sink and the uPVC double glazed window, and a radiator. Overall, a pleasant and well-appointed shower room.

EXTERIOR

To the front of the property there is a most attractive and well-presented garden area stocked with a variety of plants, shrubs and bushes. The driveway leads to the side of the property and offers ample parking and access to the garage. The rear garden is also well presented with a lower flagged patio area with raised borders and steps to a further raised gravel garden space with border to the side and a further raised border to the end. The gardens are mature, well-presented and a lovely additional feature of this excellent home.

GARAGE

18' 3" x 12' 6" (5.56m x 3.81m)

Excellent detached single garage with electric up and over door, electric light and power points and windows to the side. It offers valuable parking and a general storage and workshop space.



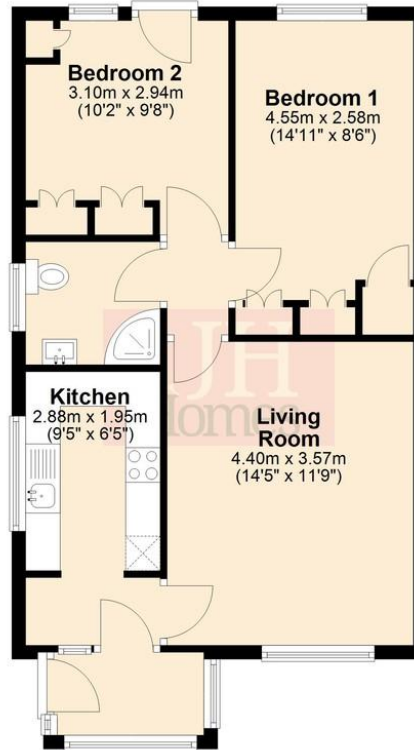
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Outbuilding
 Approx. 21.1 sq. metres (227.6 sq. feet)



Floor Plan
 Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 74.7 sq. metres (804.5 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric and water are all connected

DIRECTIONS:

Entering Dalton via Ulverston Road, continue through Tudor Square and into Market Street. Turn left into Station Road, past Dalton Train Station on your right, continue into Greystone Lane and turn left into Brent Avenue.
 The property can be found by using the following "What Three Words":
<https://w3w.co/snooping.trapdoor.manuals>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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.

