

FREEHOLD



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

£266,000

FEATURES

- | | |
|---|---|
| Semi Detached Bungalow | Electric Gate to Driveway |
| Sought After Residential Location | Single Garage Plus Stores |
| Stylish Open Plan Accommodation | Easy Maintained Patio Gardens |
| Fitted Kitchen & Modern Shower Room | Excellent Presentation & Light Modern Décor |
| Three Bedrooms, Two With French Doors to Rear | Internal Viewing Highly Recommended |



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Garage,
Off Road
Parking



Stylish semi detached bungalow situated to the head of the cul-de-sac in this ever-popular residential location. Offering a much improved home of a modern stylish open plan design that offers light airy accommodation which will be appreciated upon inspection. Comprising of entrance hall, spacious open plan lounge/diner, stylish modern kitchen, shower room and three bedrooms. Set on a pleasant plot with good off road parking, garage and enclosed rear patio garden laid out over two levels. Good standard of presentation, gas central heating system, uPVC double glazing and light modern décor. Highly recommended for internal viewing and consider suitable to a wide range of buyers.

Accessed through a modern composite door with double glazed leaded and beveled glass pane opening to:

PORCH

Wood laminate flooring, coat hooks to wall, storage cupboard and door to electric meter cupboard and circuit breaker control point. Oak style glazed internal door opens to lounge/diner and kitchen.

LOUNGE/DINER

29' 10" x 11' 6" (9.09m x 3.51m)

reducing to 2.64. A lovely open space with a large PVC double glazed window to the front and a large VELUX double glazed roof light with tunnel to the centre of the room giving excellent amount of natural light to the rear. There is a feature fireplace and chimney breast with a slate tile finish and slate shaded hearth upon which it's a stove making an attractive focal point to the room, there is also power socket and TV bracket ready for around mounting of TV to the chimney breast. At the rear of the room there are Oak style half glazed doors providing access to the three bedrooms and to the side of the room open access to the kitchen.

KITCHEN AREA

12' 7" x 10' 3" (3.84m x 3.12m)

Well presented and fitted with an attractive range of high gloss base, wall and drawer units with white marble effect work surface over incorporating anthracite shaded single sink with mixer tap over and complementary tiling to splashbacks. Recess for fridge freezer, recess and plumbing for washing machine and dishwasher. Integrated electric induction hob with cooker hood over and electric fan assisted oven. Two uPVC double glazed windows to the kitchen, island unit dividing the kitchen area to lounge/diner with pendant lights and further inset lights to the ceiling throughout the area.

WET ROOM

9' 3" x 5' 3" (2.84m x 1.62m)

Fully tiled to walls and floor with drain and thermostatic shower in black, WC with concealed cistern and wall hung vanity unit with storage drawers, wash basin set to work surface with mixer tap and complementary grouting to tiles. Granite style shelf below a recessed mirror, and storage areas by the shower. Panelling to ceiling with chrome trim, insight lights and tall black ladder style towel radiator.

BEDROOM

10' 9" x 10' 0" (3.29m x 3.07m)

Double room with a set of PVC double glazed French doors to rear giving access to the patio garden. Inset lights to ceiling, anthracite shaded column radiator to wall, wood grain effect laminate flooring, ceiling light point and power sockets with USB points.

BEDROOM

10' 9" x 6' 11" (3.28m x 2.12m)

Grey column radiator, uPVC double glazed doors opening to enclosed patio garden, radiator and ceiling light point.

BEDROOM

9' 1" x 9' 4" (2.78m x 2.86m) widest points

'L' shaped room with uPVC double glazed window to side, Woodgrain effect laminate flooring, modern column radiator, ceiling light point and insight lights to ceiling.

EXTERIOR

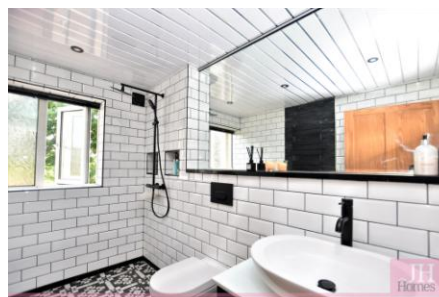
To the rear accessed from the French doors from two of the bedrooms is a fabulous and sunny terrace with modern flagged finish, railings to perimeter with glass panelling and a set of steps down to a lower patio area. The lower patio offers a sheltered space with fencing to the perimeter, matching flags from the upper area, gravelled border with mature shrubs and bushes and access to an open fronted storage building with power socket and light. Further store which is accessed from the driveway with a wide door.

To the front, the property is approach by sliding electric gate with personal gate to side. Brick set forecourt and driveway which extends to the side of the property towards the garage. Outside tap and logstore fitted to side of house.

GARAGE

22' 3" x 10' 5" (6.80m x 3.18m)

Single garage with electric door, door to side, power, light and wash hand basin.





Total area: approx. 71.2 sq. metres (766.3 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

On entering Dalton-in-Furness down Crooklands Brow, continue past Tudor Square and take the turning on the left onto Station Road. Continue up Station Road with the station to the right, proceed over the bridge and the road bears to the left onto Greystones Lane. Proceed up the hill continuing towards the top of Greystones Lane taking the second turning on the left into Brent Avenue where the property can be found at the end of the road on the right. The property can be found by using the following "What Three Words"

<https://what3words.com/snapped.artichoke.candles>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.

