

FREEHOLD



# 22 LINDAL CLOSE, DALTON-IN-FURNESS, LA15 8NL

## £210,000

### FEATURES

Family Sized Semi-Detached  
Extended Accommodation  
Head Of Quiet Cul-De-Sac  
Location  
Gas CH System & uPVC DG  
Entrance Porch & Lounge  
With Gas Fire

Dining Room & Modern  
Kitchen  
Utility Area & Cloaks/WC  
Three Bedrooms & Luxury  
Shower Room  
Low Maintenance  
Gardens & Workshop  
Early Inspection Advised



 1  2  3  Off Road  
Parking



This beautifully presented and generously proportioned semi-detached home offers an exceptional opportunity for young families and first-time buyers alike. Tucked away at the head of quiet and private cul-de-sac, the property enjoys a highly desirable setting, just moments from surrounding villages, Dalton-in-Furness town centre, and an excellent range of local amenities, reputable schools, and convenient transport links. Designed with modern living in mind, the home provides a warm and welcoming atmosphere throughout. Externally, it benefits from off-road parking, a neat, low-maintenance front garden, and a private, enclosed rear garden complete with a useful workshop-perfect for hobbies or additional storage. Further enhancing its practicality are a dedicated utility area and a ground floor cloakroom/WC. Upon entering, you are greeted by a charming entrance porch that leads into a bright and inviting lounge, featuring a stylish log-effect living flame gas fire and attractive wood-effect laminate flooring. From here, stairs rise to the first floor, while internal doors lead through to a well-proportioned dining room, which in turn provides access to the utility area and cloakroom/WC. The dining space flows seamlessly into a contemporary fitted kitchen, creating an ideal setting for both everyday living and entertaining. The first floor hosts three generously sized bedrooms, including a principal bedroom with fitted wardrobes, alongside a beautifully appointed, modern shower room finished to a high standard. To the rear, the driveway extends through a charming wooden latch gate, offering both enhanced privacy and convenient access to the enclosed garden. Further benefits include a gas central heating system and uPVC double glazing throughout, ensuring comfort and efficiency all year round. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Ideally situated, the property also provides easy access to the nearby towns of Barrow-in-Furness and Ulverston, making it perfectly suited for commuters and families seeking both convenience and tranquillity.

Accessed through a PVC door into:

#### ENTRANCE PORCH

Entrance door, storage area and door to:

#### LOUNGE

*15' 5" x 14' 8" (4.7m x 4.47m)*

Feature fireplace with gas fire, modern contemporary décor, wood laminate flooring, radiator and uPVC double glazed windows to the front. Door and stairs to first floor, plus door to:

#### DINING ROOM

*11' 10" x 14' 8" (3.61m x 4.47m)*

Space for a dining table, modern décor, breakfast bar from kitchen and radiator. Door to utility area and open to:

#### KITCHEN

*7' 1" x 13' 11" (2.16m x 4.24m)*

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the rear, electric hob, extractor hood, electric double under-counter oven, plumbing for a washing machine, space for a dryer and fridge, and external door to the side garden.

#### UTILITY AREA

*2' 10" x 6' 8" (0.87m x 2.05m)*

UPVC double glazed window to the side and folding door to:

#### CLOAKS/WC

Two-piece suite comprising of a WC and wash hand basin.

#### FIRST FLOOR LANDING

Access to all upper rooms and uPVC double glazed window to the side.

#### BEDROOM

*15' 1" x 8' 2" (4.6m x 2.49m)*

Radiator, fitted wardrobes and uPVC double glazed window to the front.

#### BEDROOM

*10' 8" x 8' 3" (3.25m x 2.51m)*

UPVC double glazed window to the rear and radiator.

## BEDROOM

10' 0" x 6' 0" (3.05m x 1.83m)

Storage cupboard housing combination boiler for the heating and hot water systems, uPVC double glazed window to the front and radiator.

## SHOWER ROOM

Modern three-piece suite comprising of a WC, wash hand vanity basin and shower cubicle. Tiling, heated towel rail and uPVC double glazed window to the rear.

## EXTERIOR

The property is set with parking and a low maintenance garden to the front, giving access to the entrance door and to the low maintenance rear garden, which is enclosed for privacy considerations and enjoys a sunny aspect.

## WORKSHOP

17' 5" x 8' 3" (5.31m x 2.51m)

Window and storage space.

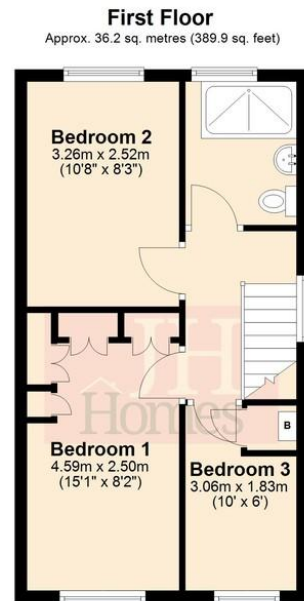
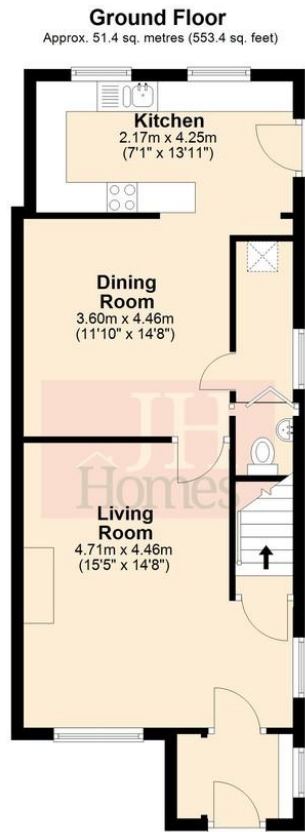


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Total area: approx. 101.0 sq. metres (1087.1 sq. feet)

### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

### 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, past the Newton Arms and before Newton Crossroads turn left into Calder Drive, left into Bowness Road and into Langdale Crescent. Take your first right into Lindal Close and the property is on your right-hand side. It can also be found by using the following 'What Three Words':

<https://w3w.co/elephant.newer.stews>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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.

