

FREEHOLD



25 RUSKIN AVENUE, DALTON-IN-FURNESS, LA15 8LU

£155,000

FEATURES

- Realistically Priced
- Family Sized Semi-Detached
- Highly Popular Location
- Close To Shops & Schools
- Suitable For A Variety Of Buyers
- Gas CH System & UPVC DG
- Porch, Hallway & Lounge
- Dining Room, Fitted Kitchen & Cloaks/WC
- Three Bedrooms & Shower Room
- Off Road Parking & Gardens



A realistically priced semi-detached home, ideal for young families and first-time buyers, set back from the road in a popular and convenient location. The property is within easy reach of surrounding villages, Dalton town centre, and benefits from nearby amenities, schools, and excellent transport links. The home sits within an enclosed rear garden and offers a driveway providing off-road parking for several vehicles. Internally, the comfortable living accommodation briefly comprises of an entrance porch, hallway, lounge, dining room, and a fitted kitchen to the ground floor. To the first floor are three bedrooms and a modern shower room. Externally, the front driveway provides access to the entrance door, while the rear features a private, enclosed timber-decked garden, ideal for relaxing or entertaining. The property further benefits from gas central heating system and uPVC double glazing throughout. Early viewing is highly recommended.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door, window and door to:

HALLWAY

UPVC window to the front, stairs to first floor and door to:

LOUNGE

11' 3" x 13' 5" (3.43m x 4.09m)

Coal effect living flame gas fire with brass trim and stone effect surround, two uPVC double glazed windows to the front and side, wood laminate flooring and radiator. Open to:

DINING ROOM

8' 10" x 9' 8" (2.69m x 2.95m)

Radiator and uPVC double glazed double doors to the rear garden. Feature archway to:

KITCHEN

8' 7" x 12' 1" (2.62m x 3.68m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and sink with drainer, mixer tap and splash back tiling. Gas hob, undercounter electric oven, space for fridge/freezer, plumbing for washing machine and radiator. UPVC double glazed window to the rear and door to:

REAR PORCH

External door to rear garden, plus access to store and WC.

WC

UPVC window to the side and WC.

FIRST FLOOR LANDING

Storage cupboard and gives access to all upper rooms.

BEDROOM

11' 2" x 8' 10" (3.4m x 2.69m)

Wardrobe, radiator and two uPVC double glazed windows to the front.

BEDROOM

8' 1" x 12' 2" (2.46m x 3.72m)

UPVC double glazed window to the rear, radiator and storage cupboard housing combination boiler for the heating and hot water systems.

BEDROOM

8' 0" x 11' 9" (2.44m x 3.58m)

Storage cupboard and uPVC double glazed window to the front.

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and shower cubicle. Cladding to walls and uPVC double glazed window to the rear.

EXTERIOR

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



Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

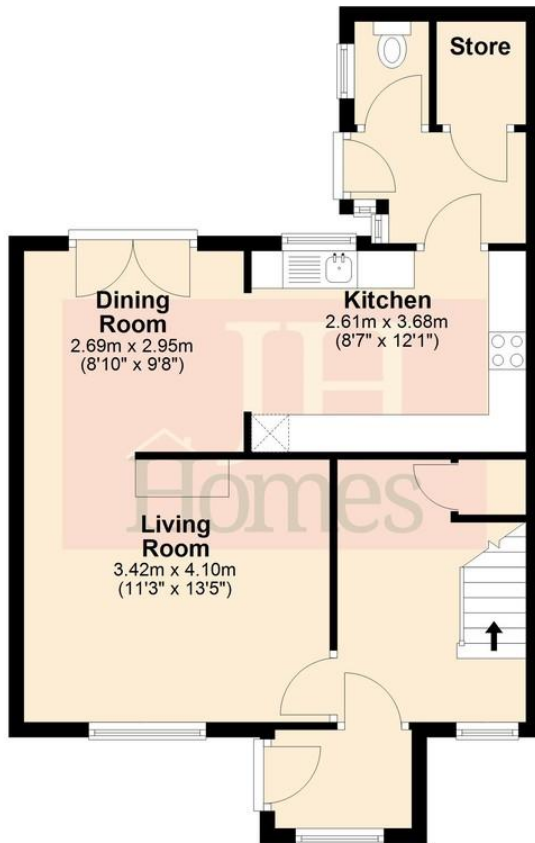
SERVICES: Mains drainage, gas, electric, water are all connected

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, then turn left into Coniston Avenue and first left into Ruskin Avenue. The property can be found by using the following "What Three Words":
<https://w3w.co/flippers.gurgling.disengage>

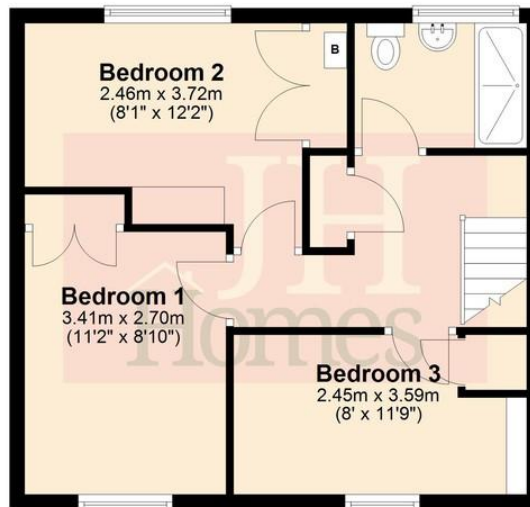
Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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.

