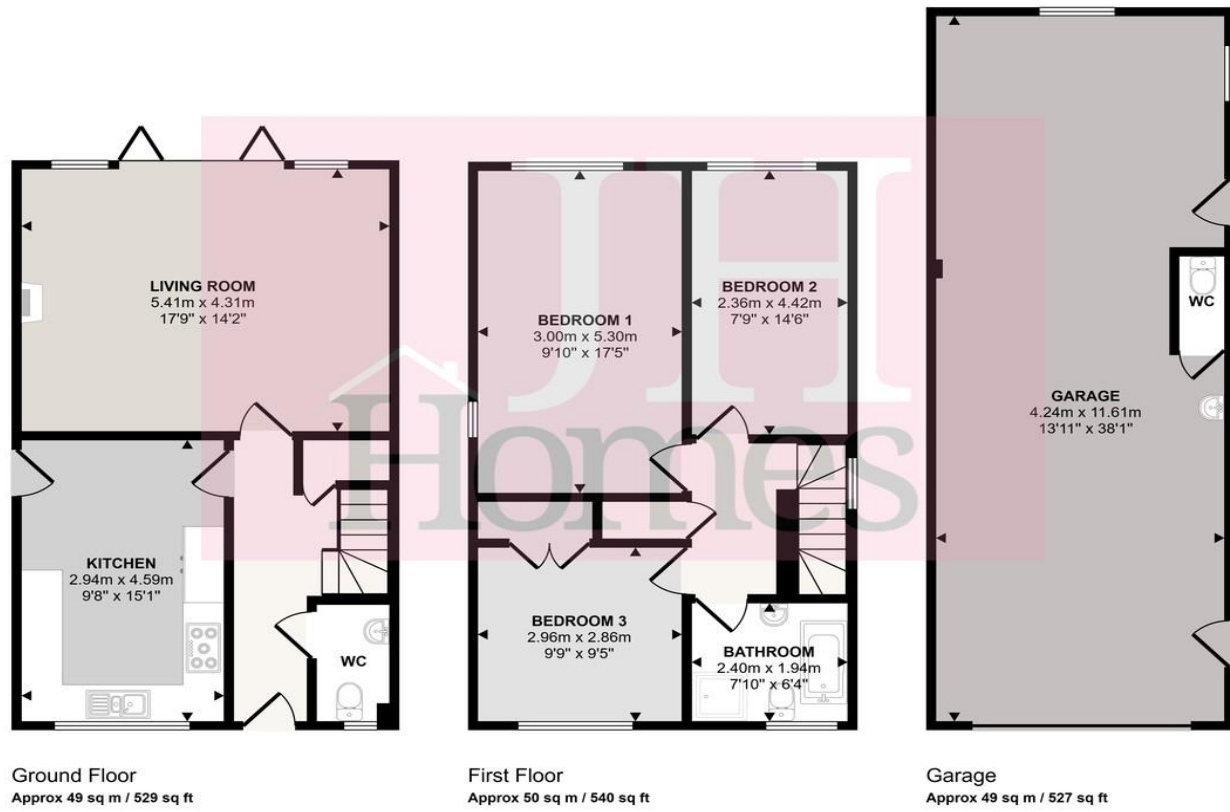


Approx Gross Internal Area  
148 sq m / 1596 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**DIRECTIONS**

Coming from Ulverston Road continue down the hill into Dalton Town Centre and in Tudor Square, turn right into Broughton Road. After a short while turn left into High Bank.

The property can be found by using the following "What Three Words". <https://w3w.co/sing.huts.butchers>

**GENERAL INFORMATION**

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



**Estate Agency Act 1979**  
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£399,000



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GARAGE & PARKING

11 High Bank, Dalton-in-Furness,  
 LA15 8JB

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Superb opportunity to acquire a modern detached family home, with ample off-road parking, double garage and spacious private gardens, all within a highly convenient cul-de-sac and desirable Dalton location. The property has been well maintained by the current owners from new (circa 2000) with attention to detail throughout the home and gardens. Benefits from bi-fold doors from lounge onto patio, kitchen, contemporary décor and lighting, uPVC double glazing, gas central heating system with replacement boiler and three double bedrooms, with the possibility of converting to a four. The accommodation briefly comprises of entrance hallway, kitchen, lounge/dining room with coal effect living flame gas fire, cloaks/WC, three bedrooms and luxury bathroom. Externally, this home provides an immaculate and developed south west facing extensive private garden with a patio area which enjoys the sun most of the day and allows seamless indoor-outdoor living from the lounge via bi-folding doors. Various seating and lawned areas, ideal for the family home purchaser and only would be appreciated on recommended viewing. Ample off-road parking to side and double garage/workshop with light/power points and WC. The location offers convenient access to all that Dalton has to offer, including family friendly public houses, restaurants, and a Co-Op supermarket. This rare opportunity property would only be appreciated upon highly recommended viewing.



Accessed through PVC door into:

#### HALLWAY

Stunning entrance to this fine home with wood laminate flooring which flows into the lounge and kitchen. Under stairs cupboard, radiator and doors to kitchen and cloaks/WC. Stairs to first floor and door to:

#### LOUNGE

14' 2" x 17' 9" (4.32m x 5.41m)

Bifold aluminum double-glazed doors with matching uPVC double glazed side panels giving access and a fine view of rear garden.

Coal effect living flame gas fire with marble effect back and plinth and stone effect surround. Wood laminate flooring, contemporary lighting and radiator.

#### KITCHEN

15' 1" x 9' 8" (4.6m x 2.95m)

Fitted with a range of base, wall and drawer units including pan drawers and top boxes, with slate effect worktop over incorporating sink with drainer, mixer tap and splash back tiling. Cupboard housing combination boiler for hot water and central heating system, breakfast bar and radiator. UPVC double glazed bow window to front, fridge/freezer, gas hob, extractor fan, electric double oven and external door to side driveway.

#### CLOAKS/WC

Two-piece suite comprising of WC and wash hand basin with heated towel rail and extractor fan. UPVC double glazed window to front and wood laminate flooring.

#### FIRST FLOOR LANDING

Storage cupboard and double glazed window to side. Doors to bedrooms and bathroom.

#### BEDROOM

17' 5" x 9' 10" (5.31m x 3m)

Wood laminate flooring, radiator and two uPVC double glazed windows to rear and side.

#### BEDROOM

14' 6" x 7' 9" (4.42m x 2.36m)

UPVC double glazed window to rear, radiator and wood laminate flooring.



#### BEDROOM

9' 5" x 9' 9" (2.87m x 2.97m)

Built in wardrobe, wood laminate flooring, uPVC double glazed window to front and radiator.

#### BATHROOM

Luxury four-piece suite comprising of WC, wash hand vanity basin, bath and shower cubicle. Radiator, extractor fan, tiling and uPVC double glazed window to front.

#### EXTERIOR

Slate chipping area and pathway to front entrance door and side. Extensive block paved driveway with parking for several vehicles, giving access to garage, kitchen and cast-iron gate to rear patio. Private and sunny garden has recently reseeded lawn enclosed by pathway and well-stocked borders. Slate patio area with pedestrian door access to garage. Fine views of rear garden and parts of Dalton which is well stocked and gives privacy. Seating areas appreciated upon viewing.

#### Garage

38' 1" x 13' 11" (11.61m x 4.24m)

Electric roller door with two windows to rear. Worktop, strip lighting, power, WC and wash hand basin.

