

FREEHOLD



37 THORNTON PARK, DALTON-IN-FURNESS, LA15 8LX

£145,000

FEATURES

Well Presented Mid
Terrace

Ideal Family Home

Gas CH System & UPVC DG

Vestibule & Lounge

Modern Kitchen/Dining
Room

Three Bedrooms

Bathroom

Low Maintenance
Gardens

Early Inspection
Advised

No-Chain Involved



1



1



3



On Road
Parking



Situated within a popular residential area of Dalton, this well presented three bedroom family home offers comfortable and well-proportioned accommodation, together with gardens to both the front and rear. Comprising of entrance vestibule, spacious dual-aspect lounge and modern fitted kitchen/dining room to the ground floor with three good-sized double bedrooms and a modern family bathroom to the first floor. Complete with a pleasant frontage, rear low-maintenance garden and patio area, gas central heating system and double glazing. Conveniently positioned close to a range of local amenities, shops and schools, the property is well placed for everyday living and access to surrounding areas. Offering versatile accommodation and likely to appeal to a variety of buyers, this is a home that is ready to move into and represents an excellent opportunity in a popular location. Early viewing is highly recommended, with vacant possession available and no chain involved.

Accessed through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door to lounge and stairs to first floor.

LOUNGE

18' 0" x 10' 10" (5.49m x 3.3m)

Good sized room with two radiators, uPVC double glazed windows to front, PVC patio doors to rear and door to:

KITCHEN/DINING ROOM

18' 0" x 11' 3" (5.49m x 3.43m)

A stylish and well-appointed modern kitchen featuring an extensive range of light grey shaker-style base, wall and drawer units with dark contrasting work surface over incorporating stainless steel sink and drainer with mixer tap and striking black metro-tiled splash backs. Space and point for electric oven and hob, space for up right fridge/freezer and space and plumbing for washing machine. Three uPVC double glazed windows to front and rear, herringbone-effect flooring and under stairs cupboard.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom. UPVC double glazed window to rear.

BEDROOM

9' 1" x 10' 9" (2.77m x 3.28m)

Double room with radiator and uPVC double glazed window to front.

BEDROOM

10' 1" x 7' 4" (3.07m x 2.24m)

Further double room with uPVC double glazed window to front, radiator and over stairs cupboard housing combination boiler for the hot water and heating system.

BEDROOM

8' 8" x 7' 8" (2.64m x 2.34m)

UPVC double glazed window to rear and radiator.

BATHROOM

Modern three-piece suite comprising of 'P' shaped bath with curved screen and shower over, low level, dual flush WC and wash hand basin. Tiling to walls, ceiling light point and opaque uPVC double glazed window to rear.

EXTERIOR

Gated access from the front street to front forecourt and entrance door. Enclosed, low maintenance garden to rear.

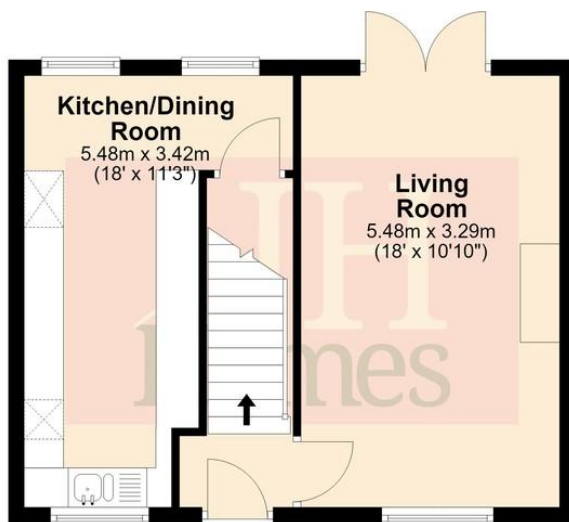


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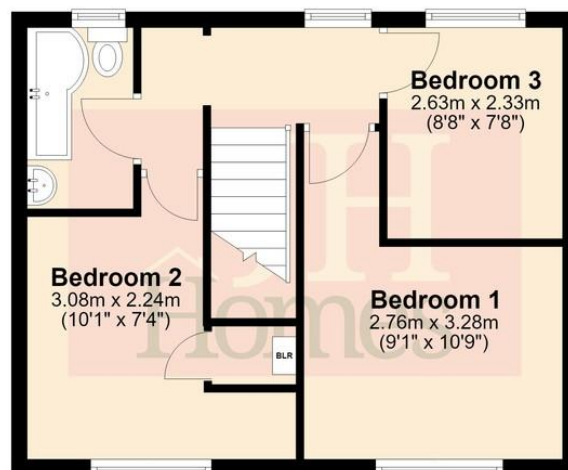
Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 74.9 sq. metres (806.6 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include gas, electricity, water and drainage

DIRECTIONS:

From our office, follow the A590 in the direction of Swarthmoor. Continue into Dalton and follow Market Street until you reach the left hand turn onto Abbey Road. Proceed onto Abbey Road then turn left onto Cemetery Hill. Follow onto Newton Road and passed the Newton Pub on your right-hand side. Turn left into Thornton Park where the property can be found on your left-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/succeed.trips.breached>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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.

