



Coniston Avenue | Dalton-in-Furness | Cumbria | LA15 8LT

- Extended Semi-Detached Family Home
- Cul-De-Sac Location in Dalton
- Excellent Family Living Accommodation
- Hall, Spacious Lounge With Wood Burner Style Fire
- Fitted Kitchen/Diner, Utility Room/Cloaks/WC
- 3 Good Size Bedrooms
- Family Bathroom

Offers In Region Of £269,950

- CH, DG, Off-Road Parking
- Extensive Rear Garden
- Council Tax Band A



Property Description

We are delighted to bring to the market this extended well-presented semi-detached family home in the residential area in Dalton in a cul-de-sac location close to local amenities, transport links and popular schools.

The property offers excellent family living accommodation comprising of entrance porch leading to the lounge with a multi fuel style fire, open plan fitted kitchen/diner, utility room with cloaks/WC, 3 good size bedrooms and a modern fitted family bathroom.

The property benefits from central heating, double-glazing, off road parking and an extensive rear enclosed mature garden with plants/shrubs/trees, lawned area and pleasant paved seating areas.

Viewings are recommended to appreciate size and standard on offer.

SERVICES

Gas, water, electric, telephone, drainage.

LOCATION

Coniston Avenue is off Newton Road in Dalton-in-Furness close to local amenities, transport links and schools.

<https://what3words.com/sooner.contrived.directly>

FRONTAGE

Off road parking for 2/3 vehicles, easy maintenance front garden and double-glazed door to.

PORCH

Double-glazed window, tiled flooring and door to.

LOUNGE

15' 3" x 13' 2" (4.66m x 4.02m) Double-glazed windows, stairs to first floor, feature fire surround with multi fuel wood burning stove, oak effect flooring, built in storage, coved ceiling and doors to.

DINING ROOM

11' 8" x 7' 3" (3.56m x 2.22m) Double-glazed sliding doors to rear garden, radiator, spotlight ceiling, tiled flooring and open

to kitchen.

KITCHEN

11' 9" x 10' 11" (3.59m x 3.34m) Double-glazed window, fitted cream wall base drawer units with worktops to compliment, inset stainless steel 1 1/2 bowl with mixer taps, Aga style cooker with 2 double ovens, 7-ring hob with extractor over, dishwasher, breakfast bar, tiled flooring and spotlight ceiling.

UTILITY ROOM

5' 10" x 19' 1" (1.78m x 5.82m) Double-glazed door to front/rear, wall base units with worktops to compliment, stainless steel sink with mixer taps, boiler, plumbing for washer, storage cupboard and door to cloaks/WC.

LANDING

Spindle staircase, ballastry, double-glazed window, access to loft, storage cupboard and doors to.

BEDROOM 1

13' 2" x 10' 9" (4.02m x 3.28m) Double-glazed window and radiator.

BEDROOM 2

11' 10" x 10' 11" (3.62m x 3.33m) Double-glazed window, radiator and dado rail.

BEDROOM 3

7' 4" x 9' 8" (2.25m x 2.97m) Double-glazed window, radiator and built in storage cupboard/shelfing.

CLOAKS/WC

Low-level WC, double-glazed frosted window, radiator and tiled flooring.

BATHROOM

Double-glazed frosted window, radiator, white suite low level WC, pedestal hand wash basin with mixer taps, panelled enclosed shaped bath with central mixer taps, double headed shower over, tiled splash and panelled ceiling with spotlights.

GARDEN

Rear endosed mature garden with plants/shrubs/trees with paved seating areas, raised flower beds, storage/wood, water

tap, outside electrics and access to utility room.

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non-refundable once the AML check has been carried out**







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

16-18 Cavendish Street

Barrow-In-Furness

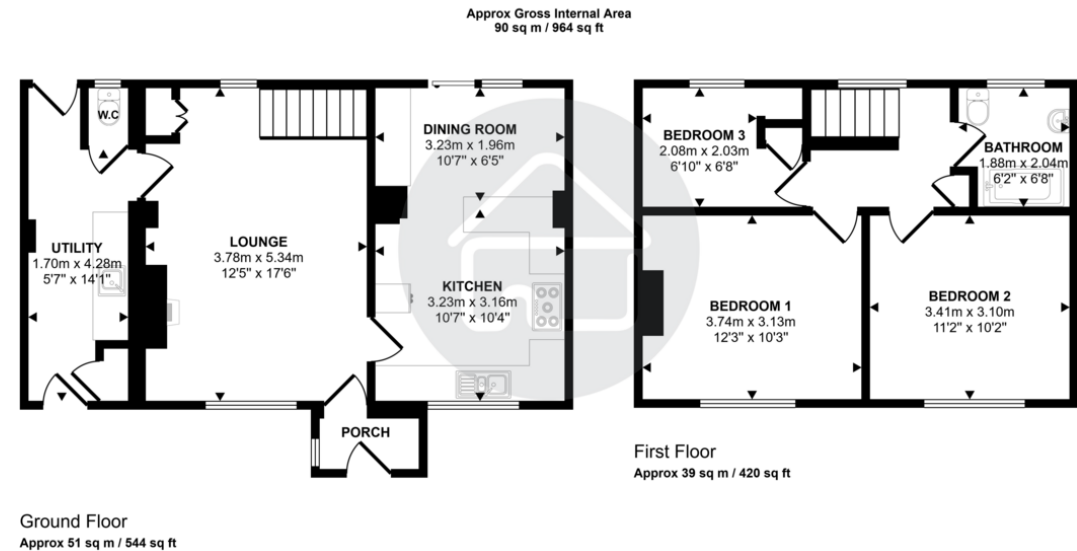
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



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