

FREEHOLD



11 CROOKLANDS BROW, DALTON-IN-FURNESS, LA15 8HB

£135,000

FEATURES

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| Lovely Traditional Home | Modern GF Shower Room |
| Convenient Location Close To Town Amenities | Two Bedrooms & First Floor WC |
| Perfect For Couples Or First Time Buyers | Well Presented Throughout |
| Open Plan Living/Dining Room | Attractive Yard With Stores |
| Modern Fitted Kitchen With Appliances | A Good Cosy Home In A Handy Location |



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2



On Road
Parking



A particularly comfortable well-presented mid terrace cottage style home situated in this convenient and prominent location to the edge of Dalton-in-Furness. The property represents an excellent and comfortable home perfect for a range of buyers including a couple or first-time purchaser. It offers a gas central heating system, uPVC double glazing and accommodation comprising of a lounge/dining room, a modern fitted kitchen with appliances, ground floor shower room, to the first floor are two bedrooms and a WC. There is a pleasant and sunny well-presented yard to the rear with seating areas and two useful stores. A great home, ready to move into with early viewing invited.

Accessed through a modern grey painted composite door with double glazed upper pane. Opening into:

LOUNGE/DINER

19' 6" x 12' 8" (5.94m x 3.86m)

Beautifully presented with an engineered wood flooring, attractive decor and a central fireplace with traditional cast fire surround, tiled inset and an open grate for a real fire. UPVC double glazed windows to the front and rear with fitted blinds and a radiator behind an attractive cover. The staircase to the side has a modern handrail and spindles, with excellent under stairs storage cupboards.

KITCHEN

10' 5" x 6' 0" (3.18m x 1.83m)

Fitted with a range of base, wall and drawer units with grey woodgrain effect worktop over incorporating single sink with drainer, mixer tap and splash back tiling. Electric hob with cooker hood above, double oven and microwave, recess and plumbing for a washing machine, slide out bin and recycling drawer, integrated fridge and cupboard concealingly gas boiler for the heating and hot water systems. There is a uPVC double glazed window, radiator and a wood grain effect vinyl flooring. To the rear there is a lobby which has a double-glazed door opening to the rear and a door to an excellent shelved pantry cupboard. Door to:

SHOWER ROOM

Attractive shower room with modern panelling to the walls and ceiling, and fitted with a three-piece suite comprising of a glazed shower cubicle, WC and wash hand basin combination unit with a concealed cistern and storage under the sink which has a mixer tap. Complete with a uPVC double glazed window, radiator and extractor fan.

FIRST FLOOR LANDING

From the lounge the staircase returns to the first floor with twin handrails and modern metal spindles to one side. The first-floor landing has two modern wooden doors giving access to the two bedrooms.

BEDROOM

9' 8" x 12' 8" (2.95m x 3.86m)

Spacious double room with attractive decor including a feature papered wall, uPVC double glazed window with fitted blind, ample space for a range of wardrobes, a radiator and TV bracket to the wall. Also provides an access point to the loft, which we are advised is boarded, insulated, has a light point and a drop-down ladder.

BEDROOM

6' 1" x 9' 11" (1.85m x 3.02m)

Has an initial entry area with a modern wooden door to a WC and then open access to the bedroom. Offering a smaller double room with a radiator and uPVC double glazed window to the rear.

WC

Fitted with a toilet and wash hand basin inset to a vanity unit with a cupboard under and mixer tap.

EXTERIOR

To the front of the property there is a wide pavement. Immediately to the rear there is a most attractive enclosed rear yard which is extremely well presented; with white painted walls, flagged and gravel surfacing and a selection of pots creating a colourful backdrop. There is a rear seating area with access to two excellent garden stores, with one having a power point and currently houses the freezer. A door then opens to the rear service lane which is beautifully presented and adopted along with neighbours to offer a pleasant seating space, with planted borders that receives sunlight in the afternoon. A lovely outside space that compliments this charming property.



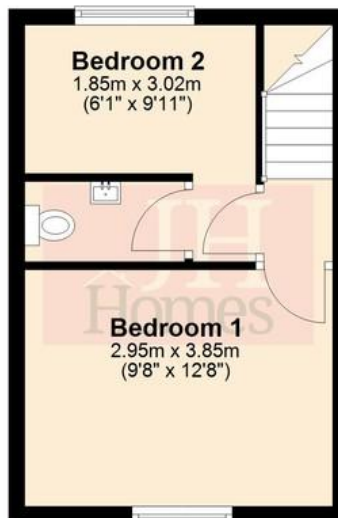
Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.2 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Entering Dalton from the Ulverston direction, pass the garden centre on your left and the primary school and the cottage is on the right.

The property can also be found by using: What3Words location

<https://w3w.co/original.driven.dreading>

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

