

FREEHOLD



11 MARTON CLOSE, DALTON-IN-FURNESS, LA15 8XL

£280,000

FEATURES

- Superior Semi-Detached Bungalow
- Head Of Cul-De-Sac Location
- With Some Fine Views To The Front
- Open Fields To The Rear
- Entrance Porch & Lounge
- Modern Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Recently Constructed Conservatory
- Ample Parking & Lovely Gardens
- Detached Garage



A superior semi-detached bungalow, set back from the road at the head of a quiet cul-de-sac just off Stainton Drive, enjoying pleasant front-facing views and open fields to the rear. Ideally positioned within easy reach of surrounding villages and Dalton town centre, the property also benefits from excellent access to local amenities, schools, and transport links. This home will appeal to a wide range of buyers, particularly those seeking comfortable, single-level living such as downsizers or retirees. The accommodation is well-presented throughout and briefly comprises of an entrance porch, a welcoming lounge, and a modern kitchen/diner. A rear vestibule leads to two bedrooms and a bathroom. Bedroom two further benefits from a recently constructed conservatory, offering delightful views over the rear garden. Externally, the property boasts attractive, well-established gardens to the front, side, and rear. A generous driveway provides off-road parking for several vehicles and leads to a detached garage. Additional features include gas central heating system and uPVC double glazing. The location also provides convenient access to Barrow-in-Furness and Ulverston and early viewing is highly recommended to fully appreciate this excellent home.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door and window. Door to:

KITCHEN/DINING ROOM

14' 3" x 7' 4" (4.34m x 2.24m) max

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Complete with cooker hood, electric hob, electric oven, plumbing for a washing machine, space for a fridge/freezer and space for a dining table. Wall mounted combination boiler for the heating and hot water systems, wood laminate flooring and uPVC double glazed window to the side. Open to:

LOUNGE

17' 8" x 9' 11" (5.38m x 3.02m) max

Log effect living flame gas fire set on marble effect back and plinth with oak stained surround, uPVC double glazed window to the front with some fine views, modern contemporary décor, wood laminate flooring and radiator. Door to:

REAR VESTIBULE

Storage cupboard and access to two bedrooms and bathroom.

BEDROOM

12' 10" x 8' 5" (3.91m x 2.57m)

Double glazed window to the conservatory and radiator.

BEDROOM

9' 7" x 8' 10" (2.92m x 2.69m)

Radiator and sliding patio doors to:

UPVC CONSERVATORY

5' 11" x 14' 10" (1.8m x 4.52m)

Double glazed windows and sliding doors to the rear garden, plus a radiator.

SHOWER ROOM

Three-piece suite comprising of a WC, wash hand basin, and bath with shower above, plus a double glazed window to the side.

EXTERIOR

The property is set on a good-sized plot with ample parking and gives access to the front entrance porch, garage and to the rear garden. The fantastic garden is enclosed for privacy considerations, has a lawned area and enjoys a sunny aspect.

GARAGE

19' 1" x 9' 3" (5.82m x 2.82m)

Up'n'over door and window, plus light and power points.

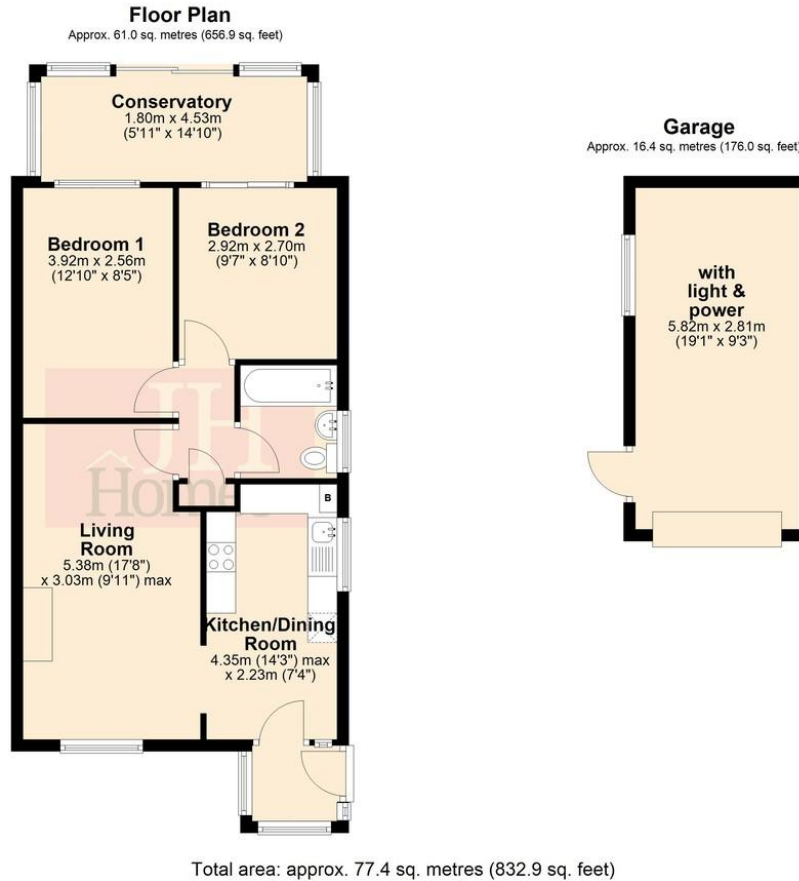


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GENERAL INFORMATION

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 and before Newton Crossroads, turn left into Stainton Drive. Follow the road up the hill until you reach Marton Close on your left.

The property can be found by using the following "What Three

Words": <https://w3w.co/majors.talker.tango>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.

